

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 5, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin

ABSENT: Alderman Gerard

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 students from Magee Secondary School accompanied by their teacher, Mrs. Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Kennedy,

THAT the Minutes of the Regular Council Meeting of March 29, 1977, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,  
SECONDED by Ald. Marzari,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Role of Regional Districts in  
B.C. - Request for Endorsation

Under date of March 21, 1977, the Corporation of the City of Castlegar submitted the following letter:

"We wish to advise that the following resolution was adopted by the Castlegar City Council on March 8, 1977:

'That we, the Castlegar City Council, request the Minister of Municipal Affairs to conduct a critical analysis of the role of Regional Districts in the Province of British Columbia.'

For your information, we are enclosing a copy of our letter sent to the Minister of Municipal Affairs, and would, at this time, request your endorsement of same. Your concurrence with our position on this matter may be supported by addressing a letter to the Minister."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)Role of Regional Districts  
in B.C. (cont'd)

The Mayor advised that the U.B.C.M. Executive is requesting the Minister of Municipal Affairs that a study be conducted of the role of Regional Districts.

MOVED by Ald. Rankin

THAT the letter from the City of Castlegar be received and the Municipality be advised that Vancouver City Council supports the request of the U.B.C.M. for a study of the role of Regional Districts.

- CARRIED UNANIMOUSLY

2. Request City to Host Reception at  
Transmountain Regional Conference

In a letter dated March 24, 1977, the International Reading Association requested that the City host a reception during the organization's conference which will be held this year in Vancouver.

MOVED by Ald. Marzari,

THAT the foregoing request of the International Reading Association be received and no action be taken.

- CARRIED UNANIMOUSLY

3. Appointment of Arbitrator for  
the Pacific National Exhibition

The Council agreed to withdraw this letter as a further letter had been received on the matter.

4. Vancouver City Towing Contract

Under date of March 30, 1977, McQuarrie, Hunter et al, submitted the following letter:

"We are the solicitors for Unitow Services Ltd. and, as such, have been instructed by them to protest the manner in which Council awarded the above contract to General Auto Towing on March 29, 1977.

Serious breaches of the Tender Specifications were made in General Auto Towing's bid. By reason of Council refusing to hear us, we were unable to point out why General Auto did not qualify for this contract.

Council, through its previous actions has established a policy of hearing delegations prior to the awarding of this contract. It must be remembered that subsequent to the awarding of this same contract on November 23, 1976, Council heard submissions from our competitor which dealt with certain alleged deficiencies in our client's bid. Council then voted to rescind the contract awarded to us. In our view, a precedent has been set.

In our opinion, Council, by refusing to hear us, has denied to our client the very right of hearing that was allowed to our client's competitor on the previous occasions.

Our client was prepared to make submissions with regard to very serious deficiencies in General Auto Towing's bid. These deficiencies are as follows:

1. General Auto Towing could not be said to have a storage lot as per the requirements in the Tender because, at the time of the Tender, it was incapable of holding or acquiring an interest in land;

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Vancouver City Towing  
Contract (cont'd)

2. Cal-M Towing Ltd. was not registered at the Companies office in Victoria, B. C. to use the name General Auto Towing;
3. General Auto Towing lacked authorization from the Teamsters Union to operate as a brokerage company in the form set out in their bid;
4. General Auto Towing failed to provide Drivers' Contracts to accompany their bid.

Our client's submissions were that these deficiencies clearly disqualified General Auto Towing's bid and, therefore, General Auto Towing's bid should not have been considered by Council.

At the very least Council should have listened to our client's submissions just as Council listened to Mr. Vanderspek's submissions both before and after the contract was awarded to us.

Therefore, in the interest of natural justice and fair play, we respectfully request that Council reconsider its decision of March 29, 1977, and provide our client with an opportunity to be heard.

We look forward to your early attention to this request."

MOVED by Ald. Gibson,

THAT the delegation request be granted and Unitow Services Limited be heard before Council.

- LOST

(Aldermen Brown, Ford, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Brown,

THAT the delegation request from the solicitors for Unitow Services Limited be refused.

- CARRIED

(Aldermen Bellamy, Gibson and Puil opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S REPORT  
APRIL 1, 1977

Works & Utility Matters  
(April 1, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Tender - 1½ Yard Backhoe
- Cl. 2: Opening of Lane North of 26th Avenue between Nanaimo and the Lane East
- Cl. 3: Additional Brackets for Street Decorations

Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, April 5, 1977 . . . . . 4

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters  
(April 1, 1977) (cont'd)

Additional Brackets for Street  
Decorations (Clause 3)

MOVED by Ald. Brown,

THAT the purchase of banner brackets be approved at an estimated cost of \$8,000.00.

- CARRIED UNANIMOUSLY

Social Service & Health Matters  
(April 1, 1977)

The 44  
(Clause 1)

MOVED by Ald. Marzari,

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters  
(April 1, 1977)

Wall Street Park - Timetable  
for Completion (Clause 1)

MOVED by Ald. Puil,

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(April 1, 1977)

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: D.P.A. - 1130 West Pender Street - Zone DD  
(Downtown Zoning)
- Cl. 2: Rezoning Application - 6332 Main Street
- Cl. 3: Hardship Cases
- Cl. 4: Proposed Buildings - 2883 and 2891/93 Point Grey Road
- Cl. 5: D.P.A. - 600 Burrard Street - Christ Church Cathedral
- Cl. 6: Cedar Cottage N.I.P. Appropriation - Clark Park Stage II
- Cl. 7: Two Cedar Cottage N.I.P. Appropriations -  
(1) Installation of Sidewalk and Tree Planting on Commercial Drive  
(2) Tree Planting on Kingsway
- Cl. 8: Cedar Cottage N.I.P. Appropriation - Allocation of Additional Funds for the Grandview Community Centre Project
- Cl. 9: Development of City-owned Lands - Laurel and 6th Avenue

D.P.A. - 1130 West Pender Street -  
Zone DD (Downtown Zoning) (Clause 1)

Prior to consideration of this clause, a letter from Clark Wilson and Company, the solicitors for the applicant, was noted requesting the matter be deferred for two weeks pending further information being supplied and the hearing of a delegation.

MOVED by Ald. Rankin,

THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters  
(April 1, 1977) (cont'd)

Clauses 2, 6, 7 and 8

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in  
Clauses 2, 6, 7 and 8 be approved.

- CARRIED UNANIMOUSLY

Hardship Cases  
(Clause 3)

MOVED by Ald. Marzari,

THAT this clause be referred to the Standing Committee on  
Community Services for consideration and report.

- CARRIED UNANIMOUSLY

Proposed Buildings - 2883 and 2891/93  
Point Grey Road (Clause 4)

Prior to considering this clause, a letter from Conse-C  
Enterprises Ltd., was noted requesting that a 'Public Hearing'  
on the proposed development be arranged to permit representation.

MOVED by Ald. Brown,

THAT this clause be deferred pending the hearing of a  
delegation from a representative of the owners of Killarney Manor.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT in respect of the Point Grey waterfront properties  
the Director of Planning report on the following:

- what can be done to prohibit further growth and changes  
to existing buildings
- description of the priority areas and the acquisition  
costs of properties to date
- what control has Council over the ultimate design of  
buildings being proposed;

FURTHER THAT the local area planning committee be kept  
informed of this action.

- CARRIED UNANIMOUSLY

D.P.A. - 600 Burrard Street -  
Christ Church Cathedral (Clause 5)

In considering this clause, reference was made by Alderman  
Puil to a resolution passed recently by the Vestry of the Parish  
of Christ Church Cathedral postponing the date for the first  
lump sum payment from the date of issue of a development permit  
to the date of commencement of construction of the project, in  
return for special annual payment by Grander to the Parish, of  
\$60,000, and other conditions.

MOVED by Ald. Puil,

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Development of City-owned Lands -  
Laurel and 6th Avenue (Clause 9)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, April 5, 1977 . . . . . 6

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters  
(April 1, 1977)

Mount Pleasant N.I.P. Bus  
Shelters (Clause 1)

MOVED by Ald. Harcourt,  
THAT proposal A as contained in this clause be approved.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Puil and the  
Mayor opposed)

MOVED by Ald. Brown,  
THAT proposal B as contained in this clause be approved  
and the matter be reviewed in six month's time.

- CARRIED UNANIMOUSLY

Finance Matters  
(April 1, 1977)

The Council considered this report which contains five  
clauses identified as follows:

- Cl. 1: Letter from Mayor of Prince Rupert re  
Business Tax
- Cl. 2: Investment Matters (Various Funds) January, 1977
- Cl. 3: Investment Matters (Various Funds) February, 1977
- Cl. 4: Block 42 Parking Lease - Allocation of Taxes
- Cl. 5: Capital Estimates for Police Renovations and New  
Police Annex

Letter from Mayor of Prince Rupert  
re Business Tax (Clause 1)

The Mayor advised that the U.B.C.M. Executive is on record  
as supporting the position taken by the City of New Westminster  
in respect of a particular case in that City.

MOVED by Ald. Puil,  
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Rankin,  
THAT the recommendations of the City Manager contained in  
Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(April 1, 1977)

The Council considered this report which contains two  
clauses identified as follows:

- Cl. 1: Burrard Street Widening - 1917-1945 Burrard
- Cl. 2: Lease of Balaclava Street, South of Celtic  
Avenue - B.C. Forest Service

Clauses 1 and 2

MOVED by Ald. Marzari,  
THAT the recommendations of the City Manager contained in  
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Provincial Transit Authority

In considering this report, a letter from the Chairman of the G.V.R.D. Transportation Committee was noted commenting on the matter and requesting that the Council meet with the Committee.

MOVED by Ald. Kennedy,

THAT the Mayor arrange a further meeting with the Provincial Government to request that before legislation is enacted, the Government submit draft legislation to the City and other municipalities affected for comment;

FURTHER THAT the City Engineer and the Director of Finance submit a report to Council as described in the report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,

THAT the Mayor arrange an early meeting with the G.V.R.D. Transportation Committee prior to meeting with the Provincial Government to clarify the City's position.

- CARRIED UNANIMOUSLY

C. Collection of By-law Fines -  
Additional Staff

MOVED by Ald. Bellamy,

THAT the recommendation of the City Manager contained in his report dated April 1, 1977, be approved.

- CARRIED UNANIMOUSLY

D. Shaughnessy Hospital Rezoning

Prior to Council considering this report, the Director of Planning requested and recommended a number of changes to it as follows:

"Under recommendation 2B the third paragraph to be revised to alter the floor space ratio for parking structures from 0.4 to 0.25.

That the following revisions be made to the set of conditions set out after the by-law on page 3:

'and subject to the following' should be revised to read 'and also subject to the following conditions'.

2. Revised to read: 'That the buildings on the site be as follows:

- (a) Shaughnessy hospital containing 408 acute care beds and 491 rehabilitation, intermediate and extended care beds with right of priority use of 870 beds for veterans  
(5 storeys plus basement in height)
- (b) A 200-bed acute care pediatric hospital  
(2 storeys plus basement or cellar in height)
- (c) A 90-bed acute care obstetrics hospital  
(2 storeys plus basement or cellar in height)
- (d) A 150-bed extended care unit  
(3 storeys plus basement or cellar in height)
- (e) A Provincial Laboratory  
(4 storeys plus basement or cellar in height)
- (f) A Logistics Building  
(1 storey plus basement or cellar in height).'"

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)Shaughnessy Hospital Rezoning  
(cont'd)

MOVED by Ald. Gibson,

THAT the recommendation of the City Manager contained in his report dated April 1, 1977, be approved, after amending the report as proposed by the Director of Planning and stated above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the Citizens Advisory Committee on Shaughnessy Hospital be requested to give consideration to the traffic congestion, movement and off-street parking in the area.

- CARRIED UNANIMOUSLY

E. Dedication of City-owned Property  
for Highway Purposes - N/S Georgia  
between Chilco and Gilford Streets

MOVED by Ald. Brown,

THAT this report be deferred for approximately one month pending the outcome of Council's decision on the forthcoming report re Harbour Park.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Finance & Administration,  
March 31, 1977

1977 Basic Capital Budgets  
(Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

SECONDED by Ald. Bellamy,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road  
Purposes (East 7' of Lot 10,  
Block 327, D.L. 526)

MOVED by Ald. Rankin,

SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

East 7 feet of Lot 10, Block 327, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated February 3, 1977, and marginally numbered LF 8071, a print of which is hereunto annexed;

cont'd....



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MOTIONS (cont'd)

Allocation of Land for Road  
Purposes (East 7' of Lot 10,  
Block 327, D.L. 526) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Road  
Purposes (East 7' of Lot 11,  
Block 307, District Lot 526)

MOVED by Ald. Rankin,  
SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

East 7 feet of Lot 11, Block 307, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girdardin, B.C.L.S., dated February 1, 1977, and marginally numbered LF 8070, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road  
Purposes (West 7' of Lot 1,  
Block 238, District Lot 526)

MOVED by Ald. Rankin,  
SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 1, Block 238, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated November 18, 1976, and marginally numbered LF 7993, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

1. Mayor's Indemnity

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,

THAT the indemnity of the Mayor be increased by six percent, retroactive to January 1, 1977.

- CARRIED

(Aldermen Brown, Rankin and the Mayor opposed)

Regular Council, April 5, 1977 . . . . . 10

MOTIONS (cont'd)

2. Aldermen's Indemnities

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,

THAT the indemnities of the Aldermen be increased by six percent, retroactive to January 1, 1977.

- CARRIED

(Aldermen Bellamy, Brown, Ford and Rankin opposed)

3. Deputy Mayor's Indemnity

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,

THAT the indemnity of the Deputy Mayor be increased by six percent, retroactive to January 1, 1977.

- CARRIED

(Aldermen Brown and Rankin opposed)

4. Playing Field -  
Granville Island

At the Council meeting on March 29, 1977, Alderman Gibson submitted, as Notice, a proposed motion concerning a full-size playing field being considered in the planning of Granville Island.

At the request of Alderman Gibson, Council withdrew this proposed motion.

5. Leave of Absence -  
Alderman Gibson

MOVED by Ald. Ford,  
SECONDED by Ald. Brown,

THAT Alderman Gibson be given leave of absence from the Council meetings scheduled May 10, 24 and 31, 1977.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin was recognized by the Chair:

Kitsilano Tidal Pool

MOVED by Ald. Rankin,

THAT WHEREAS the closing of Kits Pool could possibly occur at the end of August this year due to alleged health violations;

AND WHEREAS the voters have three times rejected a Parks Board capital works program including certain expensive renovations of the pool;

AND WHEREAS the Kitsilano Community Forum has unanimously asked to appear before City Council to urge them to call for a public meeting on the question of the health hazard, the question of renovations plans and proposed financing;

AND WHEREAS there is the need for the widest possible discussion in connection with the pool closure;

THEREFORE BE IT RESOLVED THAT City Council jointly sponsor with the Park Board a well advertised public meeting in Kitsilano within one month to ascertain citizen opinion on this matter.

(Notice)

Regular Council, April 5, 1977 . . . . . 11

NOTICE OF MOTION (cont'd)

The following Notice of Motion submitted by Alderman Marzari was recognized by the Chair:

Proposed Downtown Federal  
Government Office Building

MOVED by Ald. Marzari,

THAT WHEREAS it has been a long standing policy of Vancouver City Council that it supports the Liveable Region proposals of the G.V.R.D. and a policy of controlled downtown growth;

AND WHEREAS the Federal Government was requested twice by Council to consider decentralizing its new building to one of the Regional Town Centres to set a public example for private developments;

AND WHEREAS Downtown Vancouver already contains massive amounts of empty commercial space;

THEREFORE BE IT RESOLVED THAT Council reaffirm its position on the Federal Government's plan to build one million square feet of new office space in Downtown Vancouver.

(Notice)

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The Council recessed at approximately 3:20 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 3:55 p.m.

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FREEDOM OF THE CITY - The Hon. John R. Nicholson, Q.C.

At this point in the proceedings, the Mayor acknowledged the presence in the Chamber of the Hon. John R. Nicholson, Q.C. and gave tribute to Mr. Nicholson's achievements.

The Mayor presented Mr. Nicholson with an illuminated address in recognition of Mr. Nicholson being made a Freeman of the City of Vancouver on December 14, 1976. A Freeman's Medallion and a parking plaque were also presented.

Mr. Nicholson expressed his appreciation to Council for the honour.

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The Council recessed at approximately 4:00 p.m. to reconvene at 7:30 p.m.

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Regular Council, April 5, 1977. . . . . 12.

The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich

Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Gibson

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Appeals of Council's Decisions on 1977 Social Service Grants.

In accordance with Council's policy, arrangements were made for the following Social Service agencies to appear before City Council to appeal Council's decisions on grants to their organizations.

God's Rescue Mission

Council, on March 8, 1977, approved a grant of \$4,000 to God's Rescue Mission. The original grant request from God's Rescue Mission was for \$6,000 for 1977. The Reverend Malinda Thorne - God's Rescue Mission - addressed Council in support of her request for an additional grant of \$2,000.

MOVED by Ald. Brown

THAT an additional grant of \$1,000 to God's Rescue Mission be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Puil opposed)

Canadian Paraplegic Association

Council, on March 8, 1977, approved a grant of \$18,150 to the Canadian Paraplegic Association. This agency had requested a grant of \$30,000 for 1977. Mr. Doug. Wilson addressed Council on behalf of the Canadian Paraplegic Association and put forward the reasons why an additional Rehabilitation Counsellor is needed.

MOVED by Ald. Rankin

THAT an additional grant of \$11,850 to the Canadian Paraplegic Association be approved subject to C.A.P. Cost-sharing.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Puil and the Mayor opposed)

DELEGATIONS (Cont'd)Appeals - Social Service Grants (Cont'd)Crisis Intervention & Suicide  
Prevention Centre.

Council, on March 8, 1977, approved a grant of \$13,350 to the Crisis Intervention and Prevention Centre. The organization had requested a grant of \$16,000 for 1977. Mr. G. Mavis spoke on behalf of the Crisis Intervention Centre and its request for an additional grant of \$2,650.

MOVED by Ald. Marzari

THAT an additional grant of \$2,650 to the Crisis Intervention & Suicide Prevention Centre, be approved.

- LOST NOT HAVING THE  
REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gerard,  
Puil and the Mayor opposed)

Catholic Community Services. (The Door is Open)

Council, on March 8, 1977, did not approve the request of the Catholic Community Services (The Door is Open) for a grant of \$3,460. It was noted the grant request was to cover a deficit for the year 1976 and that it is contrary to Council's policy to fund deficits. Ms. Margaret Stecker spoke on behalf of Catholic Community Services.

MOVED by Ald. Kennedy

THAT a grant of \$3,450 to the Catholic Community Services (The Door is Open) be approved.

- (deferred)

MOVED by Ald. Gerard

THAT consideration of the above motion be deferred pending the outcome of a further appeal by Catholic Community Services to the Vancouver Resources Board and/or the Department of Human Resources.

- CARRIED

(Aldermen Brown, Harcourt, Kennedy, Rankin  
and the Mayor opposed)

Downtown Eastside Residents' Association

Council, on March 8, 1977, did not approve the request from Downtown Eastside Residents' Association for a grant of \$36,288 for 1977. Council noted that, in addition to the representative of the appellant, fifty-four (54) speakers had requested to appear to address Council in support of the D.E.R.A. grant appeal.

Cont'd.....

DELEGATIONS (Cont'd)Appeals - Social Service Grants (Cont'd)Downtown Eastside Residents' Association (Cont'd)

MOVED by Ald. Bellamy

THAT Council hear representations on the D.E.R.A. grant appeal to approximately 10.00 p.m. this evening, and those delegations still unheard at that time be requested to submit their comments in writing for Council's consideration.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt,  
Marzari and Rankin opposed)

Ms. Libby Davies, President, Downtown Eastside Residents' Association, addressed Council and filed a brief in support of the D.E.R.A. grant appeal.

Council heard representation from forty-eight(48) speakers\* supporting the D.E.R.A. grant appeal.

\* List of Speakers on File  
in City Clerk's Office.

The Reverend Griffin advised Council that a number of agencies who had supported D.E.R.A. this evening would pledge to provide a Board of Directors and/or an Advisory Group and the offices of the First United Church to administer the D.E.R.A. grant should Council approve it.

MOVED by Ald. Rankin

THAT a grant of \$36,288 to the Downtown Eastside Residents' Association for 1977, be approved, subject to the grant being administered by a Board of Directors representative of the social service agencies in the area.

- CARRIED BY THE  
REQUIRED MAJORITY

(Aldermen Gerard, Kennedy and Puil opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

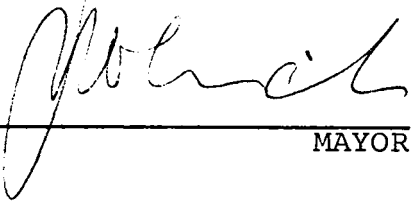
- CARRIED UNANIMOUSLY


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The Council adjourned at 12.00 Midnight.

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The foregoing are Minutes of the Regular Council Meeting  
of April 5, 1977, adopted on April 19, 1977.

  
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MAYOR

  
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CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Tender No. 39-76-12  
1 1/2 Yard Backhoe

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on January 10, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided in the Equipment Plant Replacement Account and in the P.A.T.H.E. Account (Purchase of Additional Trucks and Heavy Equipment).

Sixteen bids were received, with a price range of \$128,331.00 to \$206,420.94. The lowest three bids were:-

Bid No. 1 Poclain Canada - Poclain Model 160 CL @ \$128,331.00

This bid does not meet specifications.

Bid No. 2 Parker-Pacific - Hy Hoe Model 6000 TT @ \$132,575.00

Bid No. 3 F & F Equipment, Hein Werner Model C24, @ \$152,280.00

A comparison of features of the Bid No. 2 backhoe and the Bid No. 3 backhoe is shown in the table below;

Feature	Advantages of Bid No. 3 over Bid No. 2
1. Working Capacity	It can lift 30,830 pounds or 11,000 pounds more at 20 feet in front of the machine or 58% more. At the maximum reach of each machine it is capable of lifting 16690 pounds or 70% more weight
2. Working ranges	It can dig to 26'-2" or 21 inches deeper and has a reach of 39'-2" or 21 inches further or 7% and 5% more, respectively.
3. Machine stability	It is more stable when digging or lifting heavy loads at long reach because of its greater weight, longer tracks and more strategically placed counterweight.
4. Engine	It offers a larger engine which should last the life of the unit without any major repair work.
5. Structural Integrity	The Engineering Department consider it to be structurally more suited to our digging conditions and it should provide lower maintenance costs and less down time.

This machine controls the productivity of a sewers construction crew. The City spends about \$1,000,000 annually to operate this crew. The Bid No. 3 machine will provide greater mechanical reliability which will reduce mechanical repairs, resulting in less crew downtime costs.

The extra cost of Bid No. 3, \$19,705.00, is less than 3% of the estimated \$800,000 ten year lifetime cost of this machine. The mechanical reliability of the Bid No. 3 machine will result in savings in repairs and downtime costs greater than the extra initial capital cost.



Manager's Report, April 1, 1977 . . . . . (WORKS A1 - 2)

Clause 1 Cont'd

We RECOMMEND acceptance of the bid (Bid No. 3) to offer the best value to the City of Vancouver for one Hein Werner Model C-24 1½ yard backhoe at a cost of \$152,280.00 plus 7% P.S.T."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

2. Opening of Lane North of 26th Avenue  
Between Nanaimo Street & the Lane East

The City Engineer reports as follows:

"The lane north of 26th Avenue between Nanaimo Street and Kamloops Street has two north-south legs connecting it to 26th Avenue. The easterly north-south leg and a short section of the east-west lane are the only portions of this lane complex which are presently open.

Two new houses on the north side of 26th Avenue are in the final stages of construction. Requests have been received for lane access to the carports at the rear of these residences. The opening of this lane will provide rear access to the new residences and eliminate the undesirable dead-end feature of this lane complex.

The work consists of grading, gravelling, and the installation of lane drainage facilities. The estimated cost is \$11,100 and funds are available in the 1976 Capital Budget A/C #148/7968 - 'Opening Streets & Lanes'.

I RECOMMEND that

- (a) the above-mentioned lane be opened;
- (b) \$11,100 be approved from the Streets Capital Budget, Appropriation No. 148/7968."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CONSIDERATION:

3. Additional Brackets for Street Decorations

The City Engineer and Director of Social Planning report as follows:

"A request has been received from the Greek, Japanese and Italian communities for a program of street decorations on West Broadway, Powell Street and Commercial Drive. These community groups with help from the Heritage Festival organization propose to make and install decorative banners this year from May to July and will probably repeat the decorations in future years. The proposed decorations will cover approximately a mile and a half of city streets.

In order that the community groups can install their banners, it will be necessary to buy brackets for mounting the banners on the street lighting poles. The City has some banner brackets but these are required for the annual street decorations which will be in place at the same time. These brackets will also be available for other displays in the future at other times in the year.

We estimate the cost of the banner brackets will amount to \$8,000.

All the materials, designing, art co-ordination and other costs for these decorations will be paid for by a Federal program. This represents a low cost opportunity to expand our civic decorations scheme into local areas with the enthusiastic involvement of citizens. Once the brackets have been purchased, they remain the property of the City and will be used again and again with local communities towards enhancing the appearance of the City for years to come.

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (WORKS A1 - 3)

Clause 3 Cont'd

The Comptroller of Budgets & Research advises that, if this report is approved, funding will be included in the 1977 operating budget. "

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 549d550

MANAGER'S REPORT, April 1, 1977 . . . . . (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. The 44

The Director of Social Planning reports as follows:

" On February 22nd, 1977, City Council approved an operating budget for THE 44 in the amount of \$55,425, which included janitorial costs. When the budget was presented to the Community Services Committee on February 10th, 1977, two alternative budgets for janitorial services were put forth. The following is extracted from the January 27th report to Committee which was considered at its February 10th meeting.

	1976 5 months	1977 _____	1977 (Projected)
Alternative 1			
On contract. Initial Cleaning	\$1,000.00		
General Cleaning (\$1,600 for 5 1/2 months)	8,800.00		\$19,200.00
General Maintenance & Supplies	1,500.00		3,300.00
	\$11,300.00		\$22,500.00
	=====		=====
Alternative 2			
Janitorial based on hiring on 'on-site' staff salaries			
Building Service Worker plus 1 part time cleaner		18,600.00	
Maintenance of Building		2,000.00	
Janitorial Supplies		1,000.00	
Non-recurring costs		3,000.00	
		\$24,600.00	
		=====	

Alternative 1 utilizes contract cleaners. This is a continuation of the present arrangement. The cost is \$22,500.00.

Alternative 2 employs 'on site' staff to handle cleaning and maintenance services. The cost is \$24,600.00.

The problems of maintenance and janitorial services in 1976 at THE 44 were discussed in the Social Planning Progress Report dated January 25th, 1977. On February 10th, 1977 discussions were held with the Community Services Committee regarding the benefits of 'on site' cleaning and maintenance staff, mainly in terms of efficiency. However, due to an oversight by the Director of Social Planning, no specific recommendation was made to approve Alternative No. 2 and thereby establish the required positions.

The Director of Social Planning RECOMMENDS that:

- A. Council approve the Janitorial Budget Alternative No. 2 of \$24,600 establishing 'on site' cleaning staff for THE 44.
- B. Two positions be established; one a building service worker and the other a part time cleaner, both subject to classification by the Director of Personnel Services.
- C. The additional funds required for 1977 amounting to \$1,400.00 can be provided within the approved budget (#7840/916). "

The City Manager RECOMMENDS approval of the Director of Social Planning's recommendations.

HARBOURS AND PARKS MATTERS

INFORMATION:

1. Wall Street Park - Timetable for Completion

"On Feb. 4, 1977, Council approved the sale of some City lands with the proceeds of \$142,198 to go to the development of Wall Street Park.

The Superintendent of Parks and Recreation reports the following schedule for this development:

		<u>Completion Date</u>
A. <u>Design</u>	a) Concept Design	April 11
	b) Review with appropriate officials and Community	April 18
	c) Final concept and Budget Estimate	May 9
B. <u>Development</u>	a) Work by others (City Engineering, Hydro, B.C. Telephone)	September 9
	b) Park Board for completion of development	December 9 "

The report is submitted for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 560

Manager's Report, April 1, 1977 . . . . . (BUILDING: A-4 - 1)

## BUILDING & PLANNING MATTERS

### RECOMMENDATION

1. Development Permit Application #69229 -  
1130 West Pender Street - Zone: DD (Downtown Zoning)

The Director of Planning reports as follows:

"A Development Permit Application has been filed to demolish the Park Plaza residential building at 1130 West Pender Street. The site is located on the south side of Pender Street between Bute and Thurlow Streets.

#### Background

Development Permit Application #69229, filed by Paine & Associates Architects, to construct a development containing a 28 storey commercial/office complex and 49 dwelling units on this site was approved by the Development Permit Board on December 15, 1975.

Solicitors for Country and New Town Properties Ltd. (owner of the site containing Park Plaza) have advised that feasibility studies have indicated the proposed development is not economically viable. Subsequently the Development Permit Application was formally withdrawn by the Architects on December 20, 1976.

#### Present Situation

On January 20, 1977, Paine and Associates, Architects, filed the application to demolish the Park Plaza building. This building became vacant on November 4, 1975 (prior to the November 18, 1975 adoption of the amendment to the Zoning and Development By-law restricting demolition) and contains 47 dwelling units which were used as residential rental accommodation.

On Nov. 18, 1975 the Zoning and Development By-law was amended permitting the Director of Planning to refuse any Development Permit Application involving demolition of residential rental accommodation when there is no subsisting Development Permit authorizing re-development of the site and when at least 50% of the drawings required for a Building Permit have not been completed and filed.

The solicitors for the owners have stated that Park Plaza has been repeatedly vandalised and that their client considers the building to be a public hazard, particularly in the event of fire (please see attached letter, Appendix A). They further imply that the building is deteriorating to a point where re-occupancy would not be possible.

#### Interim Use of the Site

Paine and Associates, Architects, have confirmed that the site will not be used for parking after demolition of Park Plaza building. They intend to make the site presentable by retaining existing trees on the front portion of the site, install low open cedar fence and to make an additional planting arrangement on the north-east corner of the site.

#### Social Planning Department

The Social Planning Department have indicated that they are not in favour of granting the permit to demolish the building until a new permit for re-development is issued. They pointed out that the demolition of the Plaza and the loss of the residential rental accommodation was a major issue when the Development Permit Application to re-develop the site was considered. It was an

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (BUILDING: A-4 - 2)

Clause #1 continued:

issue that the City used in negotiating for housing units in the development proposed. If this building was demolished now, the City would not have the same leverage in the future when a new development is applied for. Thus, one of the prime objectives (retention or replacement of housing) of Council policy might be defeated.

Recommendation

The Zoning and Development By-law was amended by City Council in November 1975 to control the demolition of existing older housing by granting the Director of Planning authority to refuse Development Permits for demolition for such housing unless a valid Development Permit authorizing re-development of the site was issued and at least 50% of the drawings required for a Building Permit had been completed and filed. This has not been done in this case and since there are no special circumstances in this case that could not be applied to others, the Director of Planning recommends that the Development Permit Application to demolish the existing building on this site be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Rezoning Application - 6332 Main Street -  
Lot 19, Block 3, D.L. 648, Plan 1748

The Director of Planning reports as follows:

'An application has been received from Mr. N. Chauhan requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of:

'New addition of a jewellery repair shop to my existing residence.'

SITE DESCRIPTION

The site is located on the east side of Main Street between East 47th and East 48th Avenues. The rectangular site measures 33 feet along Main Street and 106 feet to the lane at the rear producing a site area of 3,498 square feet. (See Appendix A).

The site is zoned (RT-2) Two-Family Dwelling District and developed with a one-storey plus basement one-family dwelling.

The lands fronting onto Main Street north of East 48th Avenue and south of East 42nd Avenue are zoned (RT-2) Two-Family Dwelling District. The lands zoned as (RT-2) Two-Family Dwelling District between East 47th and East 48th Avenues are generally developed with one-storey plus basement one-family dwellings, although a multiple conversion dwelling exists on the northeast corner of Main Street and East 48th Avenue and a non-conforming local grocery store exists on the west side of Main Street just south of East 47th Avenue.

The lands to the south of East 48th Avenue and fronting onto Main Street are zoned and developed as a (C-2) Commercial District.

The lands to the east of the site and to the west of those lands fronting onto the west side of Main Street are zoned and developed as an (RS-1) One-Family Dwelling District.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, February 4, 1977". The plans indicate a one-storey addition to the front of the existing one-family dwelling. The proposed addition extends out to the westerly property line along Main Street. No front yard is proposed. The existing southerly side yard of 3 feet 4 inches is maintained and a northerly side yard of 4 feet is proposed.

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (BUILDING: A-4 - 3)

Clause #2 continued:

### ANALYSIS

Given the existing development of acceptable residential uses in the lands zoned as (RT-2) Two-Family Dwelling District along Main Street between East 47th Avenue and East 48th Avenue, a rezoning of an interior lot to (C-2) Commercial District is felt to be inappropriate. Such an isolated rezoning would permit a building with a maximum height of 3 storeys or 40 feet (whichever is less), a maximum floor space ratio of 3.0 and provision of 3 foot sideyards with no front yard. A minimum rear yard of 10 feet would be required unless residential uses were included in the development in which case a minimum rear yard of 25 feet would be required over the full width of the site for those storeys containing residential uses. Parking and loading would also be required in accordance with Sections 12 and 13 of the Zoning and Development By-Law No. 3575. This possible form of development is felt to be inappropriate with respect to the adjoining residential lands.

An expansion of the (C-2) Commercial District lands to the south of East 48th Avenue along Main Street is felt to be unwarranted at this time. City records indicate that the small grocery store located at 6319 Main Street, to the west of the site, has been in existence since 1910. This isolated commercial development is non-conforming to both use and regulations of the (RT-2) Two-Family Dwelling District and is permitted only for the life of the existing building.

RECOMMENDATION: The Director of Planning recommends that the application be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

### 3. Hardship Cases

On January 18, 1977, Mayor Volrich requested a report on the present Hardship Policy.

The Director of Permits and Licenses reports as follows:-

"The Zoning and Development By-law which was adopted on June 18, 1956 brought into focus the fact that there were many illegal suites in existence throughout the City. As a result City Council subsequently adopted an Illegal Suite Program in the RS-1 Districts which was originally designed to remove all such suites within a ten year period ending on December 31, 1970. It became apparent at this time that due to the housing shortage the removal of all illegal suites was inappropriate and Council approved a number of moratoriums extending the final date.

In the initial enforcement of the By-law many valid cases were brought to light which involved real financial or health hardship to either the tenant or the owner.

In the period between 1963 and 1964, Hardship Applications were dealt with directly by City Council. During this period of time, 74 applications were dealt with solely for financial or health reasons. Of the 74 cases, Council instructed the City Building Inspector to withhold enforcement action in 64 cases, and that normal enforcement action be proceeded with in the remaining 10 cases.

On December 3, 1964, Council by resolution established the Hardship Committee consisting of the City Building Inspector as Chairman, City Medical Health Officer and Social Service Administrator. This resolution also established the present

Cont'd . . .

Clause #3 continued:

procedure for the submission of Statutory Declarations for consideration of a financial or health hardship. The Committee after reviewing the Statutory Declaration, made recommendations to City Council on a case by case basis and this procedure was employed until the end of 1975. However, the number of reports generated by the Hardship Committee was substantial and found to be too time consuming for Council. Subsequently on January 27, 1976, Council instructed the Director of Permits and Licenses to comply with the recommendations of the Hardship Committee but in the event of a refusal, the applicant be advised that they have the right to appeal the decision to City Council.

The original concept of the Hardship Policy was to assist the following groups of people:-

1. persons over the age of 65 years
2. unsupported widows and deserted wives
3. bona fide students (for limited times)
4. temporarily unemployed people
5. physically handicapped persons

However, Council in its original deliberations, judged each case individually on its financial or health merits and the Hardship Committee in its decision has continued on the same basis.

During the year 1976, 410 applications were made to the Hardship Committee. Of these, 64 were straight approvals, 249 were limited approvals, 69 were refused and 28 were withdrawn. Of the 69 refusals, 20 made application to appear before Council as a delegation. Council endorsed the recommendation of the Hardship Committee in 9 cases, reversed the decision of the Hardship Committee in 4 cases, referred 2 cases back to the Committee and deferred decision in 5 cases.

So far in 1977, 193 applications have been received by the Hardship Committee. Of these 129 cases were approved, 14 were refused, 24 were laid over for more information or withdrawn and 26 are still to be dealt with by the Committee.

The Hardship Committee is of the opinion that the original intent of Council's action on this matter is being lost over the years. Council's leniency in considering hardship cases has resulted in hardship applicants increasingly comprising a much broader cross section of the population than the criteria originally intended to serve. Further the Committee has experienced problems with the accuracy of financial information submitted by hardship case applicants.

A review of the original guidelines and present experiences is seen to be appropriate with a view to considering the establishment of guidelines which the Hardship Committee will apply in deliberation of each application. The form which the applicant files should be reviewed by the Director of Legal Services.

The following are forwarded as options for Council's consideration:-

OPTION #1

Repeal the resolution establishing the Hardship Committee and enforce the regulations of the Zoning and Development By-law.



Manager's Report, April 1, 1977 . . . . . (BUILDING: A-4 - 5)

Clause #3 continued:

WEAKNESS Not appropriate under present housing conditions.

OPTION #2

Apply the guidelines originally established by Council for the following groups only:-

1. persons over the age of 65 years
2. unsupported widows and deserted wives
3. bona fide students (for limited times)
4. unemployables
5. physically handicapped

STRENGTH Would assist in the elimination of new illegal suites in single family dwelling areas and eliminate some existing illegal suites when reapplication by same people is made and the applicable criteria is no longer valid.

WEAKNESS Categories are too restrictive, i.e., does not cover low income groups.

OPTION #3

Maintain the existing approach initiated by Council and continued by the Hardship Committee of considering each application on its individual merits, emphasizing health and financial circumstances. In addition, the Hardship Committee could request selected applicants to meet and discuss their application in more detail.

OPTION #4

Establish revised guidelines for considering Hardship Cases as follows:-

The Hardship Committee would consider each application on its individual merits in accordance with the new applicable criteria.

A distinction between TENANTS and OWNERS making application as a Hardship Case be made on the following basis:-

- A) When a TENANT has his Hardship Application approved, the OWNER will be required to make the living accommodation for which the application is made comply with Building, Plumbing and Electrical By-law requirements on the understanding that the issuance of any Permit does not legalize a separate dwelling or housekeeping unit.
- B) When an OWNER applies for hardship consideration, it will be a prerequisite that he or she shall have lived on the property for a minimum of two years and that the Building, Plumbing and Electrical By-law requirements be complied with as in A) on the understanding that the issuance of any Permit does not legalize a separate dwelling or housekeeping unit.
- C) The following groups of TENANTS shall be eligible for consideration of permission to use an illegal housing unit because of hardship consideration:-

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (BUILDING: A-4 - 6)

Clause #3 continued:

- 1) A single student whose income is below the applicable figure in the Table in Guideline E in the year for which the application is made.
  - 2) A married student whose combined income is below the applicable figure in the Table in Guideline E in the year for which the application is made.
  - 3) An individual, couple or family whose income is below the applicable figure in the Table in Guideline E in the year in which the application is made.
  - 4) An individual, whether single or married, who is temporarily unemployed.
  - 5) An individual or couple 60 years of age or older.
  - 6) A physically handicapped person.
  - 7) A person whose personal health, whether physical or emotional, could in the judgment of a qualified professional be at risk.
- D) The following groups of OWNERS shall be eligible for consideration of permission to use or permit the use of an illegal housing unit because of the hardship it could create if the unit were removed in conformation with existing zoning regulations:
- 1) A person or persons 60 years of age or older.
  - 2) A person who, for verifiable health reasons, has had his/her normal income disrupted.
  - 3) A person who, for verifiable reasons, has had his/her normal source of income disrupted and or reduced so as to create a personal hardship.
- E) The following income guidelines from Statistics Canada be used as a basis upon which to judge the merits of a Hardship Application:

LOW INCOME CUT-OFFS ADJUSTED FOR REGIONAL DIFFERENCES AND UPDATED TO JANUARY 1977

<u>Number of Persons in Household</u>	<u>Income Level</u>
1	4,475
2	6,446
3	8,226
4	9,782
5	10,932
6	12,003
7 +	13,157

And that these figures be reviewed and updated annually.

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (BUILDING: A-4 - 7)

Clause #3 continued:

It is further suggested that if Council chooses either Option 2, 3 or 4, an appeal from a decision of the Hardship Committee be referred to the Standing Committee of Council on Community Services who shall be delegated the authority to decide on such appeals within the framework of policies approved by Council.

The Director of Permits and Licenses RECOMMENDS that Council adopt Option #4, and that Council delegate authority to decide on appeals to the Standing Committee on Community Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

INFORMATION

4. Proposed Buildings - 2883 and 2891/93 Point Grey Road

The Director of Planning reports as follows:

"The City Clerk received a petition dated February 7, 1977 from the Strata owners of Killarney Manor, 2890 Point Grey Road, objecting to the proposed buildings that are being constructed at 2883 & 2891/93 Point Grey Road.

The 2 sites referred to above are located in a RT-2 Two Family Dwelling District.

2883 Point Grey Road (Development Permit #74430)

This Development Permit was issued July 8, 1976 permitting the construction of a 1 family dwelling on this existing site which is 20' in width.

The drawings approved by the Development Permit indicate the 2 bedroom dwelling would provide 2' side yards adjacent to the east and west properties. The building is 2 stories and 24' in height.

2891/93 Point Grey Road (Development Permit #75877)

This Development Permit was issued on November 30, 1976 permitting the construction of a semi-detached 2 family dwelling.

The drawings approved by the Development Permit indicate that the building would be constructed on a site with a 97.3' frontage providing a 5' westerly sideyard and a 6'4" easterly sideyard. The building would be 2 stories plus cellar and 26' in height.

The designs of both buildings were cleared by the Secretary of the Urban Design Panel on behalf of the Panel. Both developments comply with the requirements of the Zoning and Development By-law and are within the established building line.

On December 7, 1976, City Council approved the Policies outlined in the Point Grey Road Plan. The first 8 policies re-iterated the City's intention to acquire all property along the north side of Point Grey Road and stated ways in which this would be carried out. These policies also dealt with ways of enhancing the beach area.

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (BUILDING: A-4 - 8)

Clause #4 continued:

However, it was recognized at that time that the Property Acquisition Program will be a very long endeavor. Therefore, Plan Policy #9 states 'The existing RT-2 and RS-2 District Schedules (with exceptions relating to the prohibition of new townhouse or apartment construction and the prohibition of sideyard relaxations) should be used to regulate development on the north side of Point Grey Road.' As pointed out above, the 2 developments in question have been approved under the existing zoning regulations and, therefore, are not contradicting stated Council Policy."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

5. Development Permit Application #69853 -  
600 Burrard Street - Christ Church Cathedral

The Director of Planning reports as follows:

"At the meeting of Council on January 18, 1977,

'... the Mayor directed that the City Manager report (on the status of transfer of development rights from Christ Church Cathedral to the adjacent development).'

At the meeting of Council on January 24, 1977, the City Manager reported that,

'The Planning Department attempted, but were unable, to contact the applicant to ascertain the current status of drawings, progress of conditions, etc. ....' (Appendix I attached)

Council resolved that 'the Director of Planning continue to attempt to contact Grander Developments regarding the status of their proposed development on the site adjacent to Christ Church and report back.'

Following continued attempts to contact the applicant, the Planning Department received a letter from the Hammerson Property Corporation Limited, dated March 15, 1977 (Appendix II attached), stating that, although they do not wish to proceed with the proposed development at present, their architect has been instructed to obtain a Development Permit. The City has not yet been approached by the applicants to satisfy the requirements of the conditions of approval as resolved by the Development Permit Board.

Development Permit Application #69853 will become void on April 9, 1977. Any further consideration of the proposed development after that date will require that a new Development Permit Application be submitted. The architect has been so informed."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

6. Cedar Cottage N.I.P. Appropriation:  
Clark Park Stage II

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the parks and recreation facilities in the area. To this end, improvements to Cedar Cottage Park and Brewers Park have nearly reached completion. The Stage I improvements to

Cont'd . . .

Clause #6 continued:

Clark Park have now begun, following Council approval of the required funding on May 18, 1976. At the time of the Clark Park (Stage I) approval, it was stated that a second appropriation (Stage II) would be required when further planning was completed.

The Park Board has now finalized the Stage II plan following participation with the area residents and the N.I.P. Committee. The Cedar Cottage N.I.P. Committee recommends a sum not to exceed \$120,000.00 be allocated from N.I.P. funds for the Phase II development of Clark Park. The specific details are attached to the report to Council as Appendix "A". The new improvements will generally include closure of Woodland Drive, (approved by Council October 5, 1976) and installation of a cul-de-sac; installation of 2 new tennis courts; development of play equipment for both juniors and seniors; installation of 2 horseshoe pitches; a jogging track; and other improvements as noted on the attached Appendix.

C.M.H.C. has concurred with this proposal.

Costs would be shared as follows:

C.M.H.C.	\$60,000.00
Province	30,000.00
City	30,000.00

The Director of Planning RECOMMENDS THAT Council approve the appropriation of \$120,000.00 from Land: Social Housing Account (894/9020) to the Cedar Cottage Neighbourhood Improvement Program for Stage II improvements to Clark Park."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

- 7. Two Cedar Cottage N.I.P. Appropriations:
  - (1) Installation of Sidewalk and Tree Planting on Commercial Drive
  - (2) Tree Planting on Kingsway

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is to improve the appearance and living environment of the area. The Cedar Cottage N.I.P. Committee identified two more projects which meet these conditions. These are as follows:

- 1. Installation of a sidewalk and tree planting on Commercial from 14th to 15th Avenues, west side

The Cedar Cottage N.I.P. Committee recommend a maximum of \$7,500 for a standard concrete cement curb walk, and a maximum of \$2,000 for planting of 10 columnar red maple trees, on Commercial Drive, west side, from East 14th Avenue to the south side of the 15th Avenue intersection.

In order to finance these projects N.I.P. funds would be transferred from the Land: Non-Conforming Use Account (894/9024) to the Services/Utilities Account (894/9023) for the sidewalk, and from the Recreational/Facilities Account (894/9019) for the tree planting.

Clause #7 continued:

2. Installation of tree planting on Kingsway (both sides) between Knight and Nanaimo Streets

The Cedar Cottage N.I.P. Committee recommend that a maximum of \$15,000 be allocated for the planting of 110 trees on both sides of Kingsway between Knight and Nanaimo Streets.

The Park Board Staff have estimated the cost of the 110 trees in this area as \$11,000 and the Engineering Department staff have estimated the cost of the Streets Branch Work, i.e. breaking out and bricking in after planting, as \$4,000. Most of the planting will be done in the Spring of 1977. The balance will be done in the Fall after the street construction of work adjacent to Victoria Drive has been completed.

N.I.P. funds in the amount of \$14,440 will be transferred from the Recreation Facilities Account (894/9019) and \$560 will be transferred from the Land: Social Housing Account (894/9020) for the complete tree planting project on Kingsway.

C.M.H.C. concurs with the above proposals.

The Director of Planning recommends:

- A. THAT Council approve the appropriations from the Cedar Cottage Neighbourhood Improvement Program of \$7,500 from the Land: Non-Conforming Use Account to the Services/Utilities Account for the sidewalk, and \$2,000 from the Recreational/Facilities Account for tree planting, on Commercial Drive, west side, from East 14th Avenue to the south side of the 15th Avenue intersection.

Costs would be shared as follows:

<u>STANDARD CONCRETE CEMENT CURB WALK</u>	<u>TREE PLANTING</u>
C.M.H.C. = \$ 937.50	C.M.H.C. = \$1,000
Province = \$1,875.00	Province = \$ 500
City = \$4,687.50	City = \$ 500

B. TREE PLANTING AND SIDEWALK PREPARATION (\$15,000)

C.M.H.C. = \$7,500  
Province = \$3,750  
City = \$3,750."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

8. Cedar Cottage N.I.P. Appropriation: Allocation of Additional Funds for the Grandview Community Centre Project

The Director of Planning reports as follows:

"BACKGROUND

On April 6, 1976, Council approved the recommendation of the Planning and Development Committee that \$500,000.00 be allocated for improvements to the Grandview Community Centre. The remaining cost of \$250,000. was to come from the Provincial Government Recreation Fund, bringing the total cost of renovation to \$750,000.00.

Clause #8 continued:

A. Shortfall of Provincial Government Recreation Grant

On November 29th, 1976, the Provincial Minister of Recreation announced a grant for this project in the amount of \$208,333.00 leaving a shortfall of \$41,667.00.

The Cedar Cottage N.I.P. Committee recommend that a sum of \$41,667.00 be allocated to the Grandview Community Centre N.I.P. project to make up the shortfall.

B. Increase in Contingency Funds

Of the original \$750,000.00 estimated by the Parks Board for improvements to the Grandview Community Centre, \$22,300 was identified as Contingency Funds. However, in a letter dated December 9, 1976 to the Cedar Cottage N.I.P. Committee, the Parks Board architect requested additional funds for unexpected costs which had been incurred during actual renovations of this community centre. Some of these costs are for the following items: footings and foundations have had to be increased due to the existing poor bearing construction: the filter room had to be enlarged; an additional sump has had to be installed to remove storm water; extra doors have had to be installed to conform to Fire Regulations; and etc. These known costs total \$7,580.00. The Parks Board has also requested an additional \$10,000. to allow for other unknown costs which may yet be incurred before the construction of the project is complete by the end of May, 1977.

In response to this request for the additional contingency funds, the Cedar Cottage N.I.P. Committee recommend that a sum not to exceed \$18,000.00 be allocated to the Grandview Community Centre N.I.P. Project for additional contingencies incurred during construction, on the understanding that no additional funds will be requested.

C. Allocation of Funds for Park Board Staff Architect/Consultant's Salary.

In addition to the above the Director of Planning notes that a further sum of \$9,000 representing salary of the Parks Board Staff Consultant was not accounted for. Since this was an oversight on the part of Parks Board for not claiming this salary earlier so the matter could have been budgeted, it is suggested this be charged direct to the Project.

C.M.H.C. has concurred with the above three identified proposals for additional funding.

The Director of Planning recommends:

THAT Council approve the appropriations from the Cedar Cottage Neighbourhood Improvement Program as follows: that the full amount of funds received from the sale of property at 3417 Porter Street (Account 826/2202) be transferred to the Grandview Community Centre Account ( 823/1909 ) (sale amount estimated to be \$40,000.); and that the balance of funds (approximately \$28,667) be transferred from Land: Social Housing Account (894/9020) Grandview Community Centre Account (823/1908).

Total costs would be shared as follows:

Alterations, Contingencies, Staff Salary (Total \$68,667.)

C.M.H.C.	=	\$34,333.50
Province	=	17,166.75
City	=	17,166.75."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

9. Development of City-Owned Lands, Laurel and 6th Avenue

The Development Consultant reports as follows:

Vancouver City Council on August 24, 1976 approved Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers as the Team to develop the City-owned land at the Southwest corner of 6th Avenue and Laurel Street.

Council on that date also authorized the Director of Legal Services to draw up and execute a ground lease with Daon Development Corporation in accordance with the general terms and conditions contained in the report submitted to Council, and such other conditions as the Director of Legal Services may consider appropriate.

On October 19, 1976, Council modified the terms of the proposed lease to require the developer to build an ARP rental development on the site and to sub-lease up to 25% of the units to B.C. Housing Management Commission. On February 15, 1977, Council declared its intention to exercise its option to sub-lease a portion of the building to provide for a day care facility.

Since then, the Team have received approval for a Development Permit and a draft ground lease has been prepared for signature by Daon Development Corporation and the City.

The development is an Assisted Rental Program development which provides for participation by the B.C. Housing Management Commission to provide for a portion of the units to be occupied by low income/handicapped individuals. The economics of such a development are very tight and it is now found to be less expensive for H. Haebler Co. Ltd. to take over the ground lease and the responsibility for the development and for Daon Development Corporation to drop out. The reason for the economy is that H. Haebler Co. Ltd. wishes now to own the development and since he is the contractor, he can receive tax write-offs both during and following construction, whereas Daon Development Corporation could only receive tax write-offs after occupancy. Also, the financing is simplified and fees charged to the project are substantially reduced.

Incidentally, Daon Development Corporation will not charge any fee either to the City or to H. Haebler Co. Ltd. despite the considerable work they have done on the project to date - this, all in the interest of producing an economical and viable rental project.

Recommendation

It is recommended that a ground lease under the terms previously approved by Council be executed between the City and H. Haebler Co. Ltd. for the development of the City-owned site at 6th Avenue and Laurel Street.

The City Manager RECOMMENDS that the foregoing recommendation of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550 & 551



MANAGER'S REPORT, April 1, 1977 . . . . . (FIRE: A-6 - 1)

## FIRE AND TRAFFIC MATTERS

### CONSIDERATION

#### 1. Mount Pleasant N.I.P. Bus Shelters

The Director of Planning and City Engineer report as follows:

"On September 28, 1976, City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle.

The N.I.P. allocation for bus shelters is \$45,000. Of this amount, \$43,300 has been recommended by the Citizen's N.I.P. Committee and civic staff for the installation of 12 'City Style' bus shelters, (@ \$3,550. per bus shelter plus \$300 minor water box relocation) and 2 concrete litter bins (@ \$200 per container) at the locations shown in Appendix 1. The \$43,300 would cover all labour, materials and complete installation costs. Cost sharing of the recommended \$43,300 N.I.P. expenditure would conform to the standard N.I.P. utilities formula, namely:

Federal	25.0%	\$ 10,825.00
Provincial	12.5%	5,412.50
City	62.5%	<u>27,062.50</u>
		<u>\$ 43,300.00</u>

The locations were chosen in consultation with the Engineering Department and adjacent owners and based on user surveys conducted by the N.I.P. Committee and Planning staff. The shelters would be painted dark brown and would include cedar benches.

In recent weeks, Council has approved the implementation of a commercial bus shelter program in the city whereby private companies will install bus shelters at various locations in return for advertising rights. It is anticipated that this program will result in a significant reduction in capital expenditure for each bus shelter and will also reduce on-going maintenance costs. In considering Council's recent action with respect to acceptance of a commercial bus shelter program, bus shelters for Mt. Pleasant could be supplied by either of two alternative methods, in addition to the N.I.P. Committee proposal described above:

1. Commercial bus shelters with advertising could be placed in the Mt. Pleasant area.
2. City bus shelters which will be replaced by commercial shelters in various locations in the City could be relocated to Mt. Pleasant (12 required).

Both capital costs and on-going maintenance costs would be significantly decreased by proceeding with either 1 or 2 above.

Whereas the cost of providing 12 new shelters was estimated to cost \$42,600 (plus \$600 annual maintenance), it could be anticipated that this project could be completed at a cost of approximately \$8,000 (plus additional City costs estimated up to \$6,000 to provide replacement commercial shelters for displaced City shelters) by proceeding as above.

The Area Planner and Mt. Pleasant N.I.P. Committee wish to initiate this project as quickly as possible since supply of bus shelters was designated the highest priority item based on their questionnaire. Construction of new City style bus shelters could proceed immediately and the program for installation by August is acceptable. However, if either 1 or 2 are adopted, we have no assurance that bus shelters would be available for the Mt. Pleasant area in the near future. Reports to Council and Transportation Committee, selection of a company, and negotiation of a satisfactory agreement for commercial shelters could unduly delay the installation of bus shelters in Mt. Pleasant, possibly as much as six (6) months to one (1) year.

Continued . . . .

MANAGER'S REPORT, April 1, 1977 . . . . . (FIRE: A-6 - 2)

Clause No. 1 Continued

The Director of Planning and City Engineer submit the following for the CONSIDERATION of Council:

- A. Instruct the Director of Planning and City Engineer to proceed with construction and installation of 12 City-built shelters immediately, as requested by the N.I.P. Committee, at a total cost of \$43,300. and City cost of \$27,000.
- B. Authorize the installation of 12 commercial shelters and/or displaced City shelters at an estimated cost of \$8,000. but with a delay of six (6) months to one (1) year."

The City Manager submits the foregoing report of the Director of Planning and City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 552

Manager's Report, April 1, 1977 . . . . . (FINANCE: A-7 - 1)

FINANCE MATTERS

INFORMATION

1. Letter From Mayor of Prince Rupert re Business Tax

The Director of Legal Services reports as follows:

"The Mayor of Prince Rupert has forwarded a letter to City Council as follows:

'I am attaching a letter to the Minister of Municipal Affairs which points out the potential problems created by the Supreme Court decision on the definition of "resident" for business tax purposes.

You, as a Council, may wish to point out to the Minister of Finance and Honourable H. A. Curtis that the legislation should be amended to avoid a considerable loss of business tax revenue.'

The decision referred to was an interpretation of the word "resident" in the Municipal Act in determining who was liable to business tax. As Council is aware, the provisions of the Municipal Act in this respect do not apply to the City of Vancouver and in my view the decision will have no effect on business tax and levies in the City of Vancouver.

It should be noted that the letter was a form letter and I take it that similar letters were sent to various cities and municipalities in the Province.

Council does not normally make direct approaches to the Provincial Government respecting amendments to the Municipal Act unless such amendments affect the City of Vancouver. Its participation in any request is generally through the medium of the Union of British Columbia Municipalities as a member thereof. By the same token, municipalities do not make representations to the Provincial Government with respect to amendments to the Vancouver Charter as they do not affect them.

The City Manager submits the foregoing report for the INFORMATION of Council.

RECOMMENDATION

2. Investment Matters (Various Funds) January, 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of January 1977.

(b) Summary of Securities held by the General and Capital Accounts.

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (FINANCE: A-7 - 2)

Clause #2 continued:(a) SECURITY TRANSACTIONS DURING THE MONTH OF JANUARY 19771. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Jan. 4	Bank of British Columbia	Jan.14/77	\$ 1,002,279.45	\$ 1,000,000.00	10	8.32
4	Bank of British Columbia	June15/77	2,590,986.30	2,500,000.00	162	8.20
5	Bank of British Columbia	Mar. 1/77	2,025,224.66	2,000,000.00	55	8.37
5	Bank of British Columbia	Apr. 4/77	1,530,247.81	1,500,000.00	89	8.27
6	Bank of British Columbia	Jan. 7/77	1,500,351.37	1,500,000.00	1	8.55
11	Toronto Dominion Bank	Jan.13/77	1,000,465.75	1,000,000.00	2	8.50
12	Bank of British Columbia	May 2/77	1,792,877.40	1,750,000.00	110	8.13
13	Bank of British Columbia	Jan.18/77	2,503,099.32	2,500,000.00	5	9.05
14	Mercantile Bank of Canada	Jan.18/77	1,500,000.00	1,484,925.00	4	8.75
18	Bank of British Columbia	Feb.25/77	1,008,766.03	1,000,000.00	38	8.42
18	Banque Canadienne Nationale	June15/77	2,000,000.00	1,935,489.40	148	8.22
18	Bank of Nova Scotia	Jan.19/77	986,476.17	986,253.25	1	8.25
19	Royal Bank of Canada	Jan.20/77	1,000,205.48	1,000,000.00	1	7.50
19	Banque Canadienne Nationale	June 1/77	1,000,000.00	970,815.68	133	8.25
20	Bank of British Columbia	Jan.21/77	1,000,234.25	1,000,000.00	1	8.55
20	Canadian Imperial Bank of Commerce	Jan.21/77	995,395.71	995,153.74	1	8.875
20	Bank of British Columbia	Jan.15/77	1,032,440.00	1,000,000.00	146	8.11
21	Canadian Imperial Bank of Commerce	Jan.25/77	2,001,643.84	2,000,000.00	4	7.50
24	Bank of British Columbia	Jan.26/77	1,000,480.55	1,000,000.00	2	8.77
25	Bank of British Columbia	Feb. 4/77	1,503,394.52	1,500,000.00	10	8.26
26	Bank of British Columbia	Mar. 2/77	1,008,016.44	1,000,000.00	35	8.36
26	Bank of British Columbia	Mar.23/77	1,519,239.45	1,500,000.00	56	8.36
26	Royal Bank of Canada	Jan.27/77	1,000,205.48	1,000,000.00	1	7.50
27	Mercantile Bank of Canada	Feb.16/77	1,004,602.74	1,000,000.00	20	8.40
27	Mercantile Bank of Canada	Mar.25/77	2,026,235.61	2,000,000.00	57	8.40
28	Bank of Nova Scotia	Feb. 8/77	3,007,594.52	3,000,000.00	11	8.40
28	Royal Bank of Canada	Jan.31/77	1,000,616.44	1,000,000.00	3	7.50
31	Bank of British Columbia	Mar.16/77	1,515,333.70	1,500,000.00	44	8.48
31	Mercantile Bank of Canada	Feb.15/77	976,728.40	973,316.46	15	8.53
31	Royal Bank of Canada	Feb. 1/77	1,000,219.18	1,000,000.00	1	8.00
			<u>\$43,033,360.57</u>	<u>\$42,595,953.53</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
Jan. 4	City of Vancouver 5.0%	May 1/78	\$ 3,000.00	95.57	\$ 2,867.10	1/4	8.6
19	City of Vancouver 5.0%	May 1/78	5,000.00	95.70	4,785.00	1/4	8.6
20	City of Vancouver 5.0%	May 1/78	4,000.00	95.78	3,831.20	1/4	8.55
24	City of Vancouver 8.0%	Apr.2/93	1,000.00	86.96	869.60	16/2	9.60
25	City of Vancouver 8.0%	Apr.2/93	25,000.00	88.00	22,000.00	16/2	9.46
			<u>\$ 38,000.00</u>		<u>\$34,352.90</u>		

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (FINANCE: A-7 - 3)

Clause #2 continued:

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Days</u>	<u>Yield %</u>
<u>Chartered Bank Deposit Receipts &amp; Government Notes</u>						
Jan. 6	Greater Vancouver Water District	Jan. 19/77	\$ 500,000.00	\$ 498,526.28	13	8.30
19	Bank of British Columbia	Jul. 15/77	2,183,607.04	2,100,000.00	177	8.21
			<u>2,683,607.04</u>	<u>2,598,526.28</u>		
			<u>\$2,721,607.04</u>	<u>\$2,632,879.18</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JANUARY 31, 1977.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$ 64,400,944.70</u>	<u>\$ 62,587,546.34</u>

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Investment Matters (Various Funds) February, 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of February 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF FEBRUARY 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Feb. 1	Mercantile Bank of Canada	Mar. 28/77	\$ 2,000,000.00	\$ 1,975,880.00	55	8.10
1	Bank of Nova Scotia/Bank of Canada	Feb. 18/77	500,000.00	498,145.00	17	8.00
1	Royal Bank of Canada	Feb. 3/77	1,000,383.56	1,000,000.00	2	7.00
1	Royal Bank of Canada	May 13/77	1,015,342.47	1,000,000.00	70	8.00
1	Bank of Montreal	Feb. 28/77	1,508,910.00	1,500,000.00	27	8.03
2	Mercantile Bank of Canada	Apr. 15/77	2,000,000.00	1,968,546.40	72	8.10
2	Bank of British Columbia	May 25/77	2,049,157.26	2,000,000.00	112	8.01
2	Bank of British Columbia	May 31/77	3,078,170.96	3,000,000.00	118	8.06
2	Bank of British Columbia	June 15/77	3,087,014.79	3,000,000.00	133	7.96
2	Mercantile Bank of Canada	Mar. 17/77	1,009,542.46	1,000,000.00	43	8.10
2	Royal Bank of Canada	May 13/77	2,045,835.62	2,000,000.00	100	8.00
2	Royal Bank of Canada	May 16/77	1,533,863.01	1,500,000.00	103	8.00
2	Royal Bank of Canada	Feb. 3/77	1,000,191.78	1,000,000.00	1	7.00
2	Royal Bank of Canada	Feb. 3/77	2,000,383.56	2,000,000.00	1	7.00
2	Bank of Montreal	Feb. 3/77	1,500,164.38	1,500,000.00	1	4.00
3	Mercantile Bank of Canada	Apr. 18/77	2,032,843.84	2,000,000.00	74	8.10

Cont'd . . .

Clause #3 continued:

Feb.	3	Bank of British Columbia	July29/77	3,113,990.14	3,000,000.00	176	7.88
"	3	Bank of British Columbia	July15/77	3,106,121.10	3,000,000.00	162	7.97
	3	Bank of British Columbia	Aug. 2/77	3,117,764.38	3,000,000.00	180	7.96
	3	Bank of British Columbia	Aug.16/77	1,041,882.74	1,000,000.00	194	7.88
	3	Bank of British Columbia	July27/77	2,075,129.86	2,000,000.00	174	7.88
	3	Bank of Montreal	Feb. 4/77	1,000,191.78	1,000,000.00	1	7.00
	4	Bank of Montreal	Feb.28/77	1,005,293.15	1,000,000.00	24	8.05
	4	Mercantile Bank of Canada	Feb.28/77	1,000,000.00	994,702.20	24	8.10
	4	Mercantile Bank of Canada	July14/77	3,000,000.00	2,898,972.90	160	7.95
	4	Royal Bank of Canada	Feb. 8/77	3,002,301.37	3,000,000.00	4	7.00
	7	Royal Bank of Canada	July15/77	1,551,133.56	1,500,000.00	158	7.875
	7	Bank of Montreal	Feb. 9/77	1,500,575.34	1,500,000.00	2	7.00
	8	Bank of British Columbia	Aug. 2/77	2,074,890.14	2,000,000.00	175	7.81
	8	Royal Bank of Canada	Feb. 9/77	2,000,000.00	1,999,561.80	1	8.00
	8	Royal Bank of Canada	Aug.15/77	2,080,350.68	2,000,000.00	188	7.80
	9	Bank of Montreal	Feb.11/77	4,000,000.00	3,998,313.04	2	7.70
	11	Canadian Imperial Bank of Commerce	Feb.16/77	4,004,246.58	4,000,000.00	5	7.75
	14	Bank of British Columbia	Feb.15/77	7,001,584.11	7,000,000.00	1	8.26
	28	Bank of Nova Scotia	Mar. 3/77	2,001,356.16	2,000,000.00	3	8.25
				\$75,038,614.78	\$73,834,121.34		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
Feb.	11	City of Vancouver 8.50%	Dec.3/93	\$ 100,000.00	93.00	\$ 93,000.00	16/10 9.33
	14	City of Vancouver 9.25%	Sept.1/90	250,000.00	100.00	250,000.00	13/7 9.25
	14	City of Vancouver 5.00%	May 1/78	1,000.00	96.14	961.40	1/3 8.40
	14	City of Vancouver 8.00%	Apr.2/93	1,000.00	89.61	896.10	16/2 9.25
	16	City of Vancouver 6.00%	June15/80	1,000.00	93.00	930.00	3/4 8.45
	22	City of Vancouver 5.75%	Oct.15/77	1,000.00	98.60	986.00	-/8 8.00
	22	City of Vancouver 8.00%	Apr. 2/93	15,000.00	88.86	13,329.00	16/1 9.35
	23	City of Vancouver 6.25%	Apr.15/80	4,000.00	94.25	3,770.00	3/2 8.40
	24	City of Vancouver 5.00%	May 1/78	9,000.00	96.50	8,685.00	1/2 8.15
				\$ 382,000.00	\$ 372,557.50		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT FEBRUARY 28, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 88,593,964.10	\$ 85,999,704.38

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

Cont'd . . .

#### 4. Block 42 Parking Lease - Allocation of Taxes

The Director of Legal Services reports as follows:

"Under the provisions of the Block 42 Parking Lease between Pacific Centre Limited as Lessor and the City as Lessee, the City is required to pay, annually, an amount in lieu of the taxes which relate to the Block 42 garage. To determine the amount payable by the City the lease requires the parties to determine the cost of constructing the garage and the cost of constructing the entire development on Block 42 and the taxes on the Block 42 Development apportioned accordingly between the parties. If the parties cannot agree on the amount to be apportioned to the cost of constructing the garage, the lease calls for such determination by two quantity surveyors.

When the parties were determining the amount in lieu of taxes payable by the City under the Block 52 Parking Lease, the terms of which are similar to those of the Block 42 Parking Lease, they used the services of Mr. David Holloway of the Engineering Department, without prejudice to their rights to appoint quantity surveyors if no agreement was reached. Mr. Holloway was successful in concluding an agreement.

The parties requested Mr. Holloway to perform the same services in respect of the Block 42 Parking Lease. However, up to the present time Mr. Holloway has been unable to conclude an agreement. He advises that the construction contracts let by Pacific Centre for the Block 42 Development do not separate the cost of constructing the Block 42 garage from that of the remainder of the development and to assist him in determining the cost of constructing the Block 42 garage, he requires the services of a mechanical engineering consultant and possibly an electrical engineering consultant. These services are not available in the Engineering Department. It is estimated that the consultants' fees will not exceed \$2,000.00. If the parties are successful in concluding an agreement in this manner, the considerable expense of appointing quantity surveyors will be avoided.

It is recommended that authority be given to the Engineering Department to engage a mechanical engineering consultant and (if necessary) an electrical engineering consultant to assist in the determination of the cost of constructing the Block 42 garage and to expend a sum not exceeding \$2,000.00 for such services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved, chargeable to Block 42 garage operating costs.

#### 5. Capital Estimates for Police Renovations and New Police Annex

The Director of Permits and Licenses reports as follows:

"Council at its meeting of December 2, 1975 approved the following recommendations of the Client's Committee on Space Requirements for the Vancouver Police Department, contained in its report dated November 27, 1975, that Council approve:

- (a) Renovations to the Police Station at 312 Main Street at a cost of \$3,992,000, and
- (b) Construction of the Annex Building for the Police Station at 312 Main Street, at a maximum cost of \$3,127,000.

Council at its meeting of July 13, 1976 approved recommendations of the City Manager that the low tender received for renovation of the Public Safety Building be accepted and the work be carried out on the basis of cost plus a fixed fee of \$60,000.

Manager's Report, April 1, 1977 . . . . . (FINANCE: A-7 - 6)

Clause #5 continued:

Council at its meeting of September 28, 1976 approved recommendations of the City Manager that Council:

- (a) Accept the low tender of \$2,433,342 submitted by Smith Bros. and Wilson Ltd. and award them the contract, including excavation work to be carried out on the basis of cost plus, for construction of the Police Annex.
- (b) Approve appropriations totalling \$2,982,642 for its construction.

The renovations are in progress, and as the result of very favourable competitive bidding for the fixed subtrade contracts which comprise the major part of the project, are estimated to be completed for substantially less than the preliminary estimate.

Construction of the new annex is in progress, the excavation having been completed and work begun on the structure. The excavation and shoring work was carried out efficiently but proved much more difficult and costly than had been anticipated, because of the very confined area and the amount of additional shoring that proved necessary to support the street and lanes and protect the Coroner's Court Building and underground utilities.

The estimated cost of completing the approved renovation and construction projects is \$6,367,066, as follows:

Renovations of Public Safety Building

Building Contract	\$2,700,000
Demolitions Etc. 2nd & 3rd Floors	46,253
Moving Expenses	7,000
Telephone Installations	15,000
Miscellaneous Expense	27,000
Contingencies	20,000
Architects Fees - Harrison/Kiss	335,000
Power Equipment - Transformers	<u>37,771</u>
Total cost of Renovations	\$3,188,024

Construction of Police Annex

Architects & Consultants Fees	\$ 220,000
Building Contract Fixed Amounts	2,433,342
Estimated Excavation Cost	420,000
Preparing Alternative Parking Site	15,000
Relocation - Street Planting - Curb Work	33,000
Soils Investigation	8,000
Demolition - Street Planting - Curb Work	5,000
Clerk of Works - Salary & Auto Allowance	18,000
Telephone Installation Charges	1,700
Contingencies	<u>25,000</u>
Total Cost of Construction	\$3,179,042

The capital estimates approved previously for the renovations and the Annex contained no provision for the cost of replacing office furniture and miscellaneous furnishings. Cost estimates for the new furniture and miscellaneous furnishings required in the two buildings have been prepared by the Construction & Maintenance Division and the City Purchasing Agent, in collaboration with the Police Department.

The total cost of furnishing the two buildings is estimated to be \$558,000. Of this total, \$195,250 represents the cost of replacing the existing standard office furniture on the permanent inventory of the Police Department, as provided in the furniture replacement program approved by Council April 1970. The replacement amount of \$195,250 has been included in the 1977 Revenue Budget.

Cont'd . . .



Manager's Report, April 1, 1977 . . . . . (FINANCE: A-7 - 7)

Clause #5 continued:

The remaining \$362,750 represents the cost of replacing a substantial amount of old office furniture that has been supplied on loan to the Police Department from Central Stores following its removal from other Civic offices, and of providing additional furniture and miscellaneous furnishings, window coverings and janitorial equipment in the renovated premises and the new building. The existing personnel lockers must be removed, renovated and re-installed in the Annex, and some additional lockers provided. Additional furniture is required for public areas, meeting rooms, interview rooms and other new offices. New shelving and storage equipment, notice boards and similar facilities are required throughout the complex.

Nor did the initial proposals provide for modernizing the central heating plant in the Public Safety Building, which upon completion of the new Annex will provide heat and domestic hot water to both the existing building and the Annex. The present heating plant consists of three steam boilers which require the presence of a qualified heating engineer, twenty-four hours per day and the year round. It is evident that an appreciable saving in the cost of operating the two buildings can be realized by replacing the steam boilers and related equipment with gas fired hot water boilers, thereby reducing fuel cost and making the engineers or equivalent personnel available to carry out necessary maintenance of mechanical equipment elsewhere in the building complex. Air conditioning systems are being installed as part of the renovations of the existing offices and also in the new Annex. Consequently, there will be a great deal of mechanical equipment requiring the attention of qualified personnel for its proper operation and maintenance.

It is therefore proposed that the contract for renovations be expanded to include replacement of the existing steam boilers and related equipment, and that certain steam operated appliances in the jail kitchen and laundry be replaced, at an estimated total cost of \$297,500, as follows:

Mechanical trade subcontract, based on the lowest of competitive tenders received by the building contractor.	\$199,738
Allowance for structural alterations and miscellaneous work by building contractor.	25,000
Allowance for electrical work	12,000
Building contractor's fee	5,262
Architects' and consultants' fees	37,125
Allowance for replacing steam appliances in jail kitchen and laundry	<u>18,375</u>
Total	<u>\$297,500</u>

The additional capital programs proposed above are:

Additional furniture and miscellaneous furnishings -	\$362,750
Replacement of heating boilers and related equipment	<u>297,500</u>
Total	<u>\$660,250</u>

The Director of Finance advises that the funds already provided are sufficient to complete the building renovations, construction of the annex, replacement of the heating plant, and purchase of additional furnishings for both buildings, as set forth in the foregoing estimates. There may be some additional funds required for a filing system which will be subject to a further report.

Cont'd . . .

Manager's Report, April 1, 1977 . . . . . (FINANCE: A-7 - 8)

Clause #5 continued:

It is therefore recommended that Council:

- a) Approve the foregoing revised estimates for the renovations and annex, including the additional furniture and the heating boiler replacement.
- b) Authorize the City Architect to instruct Turnbull & Gale Construction Co. Ltd. to award a sub-contract for replacement of the boilers and carry out this work as an addition to their contract for building renovations."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552

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MANAGER'S REPORT, APRIL 1, 1977 . . . . . (PROPERTIES: A-9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Burrard Street Widening  
1917 - 1945 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic), dated June 11, 1976, approved by City Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for Burrard Street Widening. A portion of Lot B, Block 237, D.L. 526, Plan 6473 as shown on plan of subdivision marginally numbered LE 4505 is required for road purposes.

Lot B and abutting Lot 17 are under one ownership. Lot 17 is blacktopped and is used as a parking and loading area. Lot B is improved with a single storey frame commercial building constructed in 1934 which has three store fronts facing Burrard Street, one occupied by a restaurant, and the other two by a marine and outdoor equipment company. This building is in fairly good condition. All property involved is zoned C-3A.

The portion of the property required for road widening is 23.97 feet X 79.94 feet. This will necessitate the removal of a 17 foot portion of building, the construction of new store fronts and extensive alteration and renovation work to the interior. As part of the settlement it is proposed to convey the residual portion of abutting City-owned Lot A (2,040 square feet) to the owner in lieu of payment for loss of land (1,916 square feet), and construct on this lot an addition to the northerly part of the existing building. This new extension will replace the building area lost and is necessary to accommodate the aforementioned tenants with minimal disruption.

The owners have agreed to the removal of the Burrard frontage in exchange for the addition to the northerly part of the existing building.

The owner's architect, Gilbert Eng, who is familiar with the building, will prepare the necessary plans for alterations and new construction. The company also wishes to be consulted on which construction firms submit tenders to do the proposed work.

This proposal has been found to be reasonable and acceptable to the owner and has an advantage of keeping disruption and alteration costs to the City to a minimum. It is noted that this procedure was approved by City Council January 18, 1977, for the property at 1807 Burrard Street (Flanders) where the building was partially cut back and negotiations were settled without major disruption costs within the estimates. Negotiations are continuing in order to arrive at a final settlement, but in the interim it is necessary that certain preliminary work commence as soon as possible.

Therefore, it is recommended that the Supervisor of Properties

- (a) be authorized to appoint Mr. Gilbert Eng to draw up the necessary plans and specifications respecting alterations, renovations and additions to said building;

cont'd.....

MANAGER'S REPORT, APRIL 1, 1977 . . . . . (PROPERTIES: A-9 - 2)

Clause No. 1 continued:

- (b) and after, consult with the owners or their representative as to which construction firms should be asked to see if they wish to submit tenders;
- (c) to complete negotiations on an overall net settlement respecting compensation which the owners and the two tenants are entitled to."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of Balaclava Street, south of Celtic Avenue - B.C. Forest Service

The Supervisor of Properties reports as follows:

"The B.C. Forest Service have leased the Balaclava Street end south of Celtic Avenue for ten years at a nominal rental of \$10 for the term of the lease. This lease expires on August 31, 1977 and the lessee has applied for a renewal.

The City Engineer in a letter dated March 4, 1977 has agreed that the lease can be renewed under the same terms and conditions. The B.C. Forest Service have agreed to a renewal for a further five-year period at a nominal rental of \$150 per annum.

Recommended that the lease of Balaclava Street, south of Celtic Avenue be renewed for a further five-year period, subject to the same terms and conditions, to the satisfaction of the Director of Legal Services, at a nominal rental of \$150 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552

**B**MANAGER'S REPORTDATE March 29, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Provincial Transit Authority

CLASSIFICATION: CONSIDERATION

The City Engineer and Director of Finance report as follows:

"On March 26, 1977 a meeting was held with the Minister of Municipal Affairs, his staff, the Mayor and members of Council. As a result, additional information is now available on this subject which affects decisions Council may wish to make, as follows:

1. The Minister stated that there would be no Regional transportation authority created, as it would be a duplication of Provincial authorities that are being contemplated.
2. Initially, the matter of transit in the Lower Mainland and elsewhere in the Province would be dealt with 'departmentally', presumably with an increased role for the Bureau of Transit. Ultimately, a Provincial transit authority would be created.
3. When the Provincial transit authority is created, it would have representatives from the Department of Highways, the Department of Transport and the Department of Municipal Affairs. When dealing with matters involving the G.V.R.D. or Vancouver City, representatives from the G.V.R.D. or the City of Vancouver would be included in the authority and would have voting rights. The exact organizational structure was not described and is presumably subject to adjustment.
4. The Provincial authority will probably take the form of a Crown corporation and would have borrowing rights for capital financing.
5. Transit costs would have to be shared with local areas and the initial financing formula being proposed is 100% capital expenditures to be borne by the Province and operating deficits to be shared 50% Province - 50% local area. The Minister did not state that the local area portion had to be derived from property taxes, and in fact on questioning, indicated that other sources of revenue might be considered, depending on requests of local areas.
6. The Minister indicated that his timing priorities were ferry, commuter trains, L.R.T., in that order. He indicated that he did not consider the commuter trains to be a substitute for L.R.T.
7. With respect to L.R.T., the Minister stated that funds would be provided this year for a large scale study of the L.R.T. system with a view to implementation five to ten years from now.
8. There was some indication that B.C. Hydro would lose its transit planning role and this would probably revert to the Bureau of Transit, where it was under the previous Provincial Government.

There was no indication from the Minister that further previews of the legislation would be afforded to the City or the Region. Rather, it was expected that the legislation would be tabled this spring and that it would be based on the above noted points. The Minister made it clear, however, that some adjustment was possible in the organizational aspects of the legislation and that considerable adjustment was possible with the financing formula, subject to representations from the local areas once the legislation is tabled. Accordingly, the following lists some positions Council may wish to take, either in the preparation of a brief to be submitted to the Provincial Legislature in an effort to affect the legislation to the benefit of Vancouver City, or as items to be discussed with Cabinet Ministers and M.L.A.'s from the City of Vancouver prior to finalization of the legislation.

FOR CONSIDERATIONOrganization

1. The City should attempt to ensure that it is represented on the Provincial authority when it is dealing with the Vancouver Region. With the previously proposed Regional legislation, the City had requested one out of three members to be from the City of Vancouver. A similar approach may be appropriate with the Provincial legislation, depending on how many local members will be permitted.

2. The large scale study for which funding will be provided this spring by the Province should be carried out by a task force including representatives from the City of Vancouver and from the G.V.R.D.

#### Financing

The Provincial proposal to pay 100% of all transit capital costs, coupled with a promise to eventually construct an L.R.T. system serving Vancouver City, is a very favourable arrangement for the City of Vancouver which was not available under the Regional proposal. However, the matter of 50-50 sharing with local areas of operating deficits could still be a serious burden on the City of Vancouver. To minimize this possibility, Council may wish to consider the following:

3. Ensure that the amount of operating costs that are derived from non-fare sources are limited to a reasonable extent in the legislation.

For example, in Ontario, a much higher proportion of the operating costs is derived from fares than is indicated in the Vancouver area. This leaves much less to be paid for from property taxes or other local sources. The danger is that the Province could construct vast transit systems since it would control the capital costs entirely and then set unreasonable fares such that the deficits would be very large. An indication of this is the recent large scale purchase of buses and creation of new routes very largely in suburban areas, followed by an increase in fares in Vancouver, but a reduction in fares in the suburbs. The City should ensure that the legislation will minimize this.

4. Request that the City's share of operating deficits be provided by non-property tax sources as, for example, an increase in car license fees or perhaps a split between car license fees, gasoline taxes and property taxes.

The Minister seemed favourable to considering such measures. If this arrangement were adopted, the financing of transit needs for Vancouver City could be significantly improved over presently proposed possibilities.

5. Request that the "capital cost" include the principal sum plus any interest cost if the principal sum is borrowed.

The definition of 'operating deficit' is critical. If the Province pays 100% of the capital cost then there would not be any interest charges included in the operating deficit. If however, the capital funds were borrowed, then, depending on the Province's specific action, the operating deficit could be massively swollen by interest charges on the borrowed money, even if the Province repaid the principal. If the Province's position is that they will pay 100% of the capital cost then that should mean both principal and interest.

The City Engineer and the Director of Finance submit the above for Council CONSIDERATION, either as items to be included in a City brief to be presented to the Provincial Legislature or as policies to be discussed with M.L.A.'s and Cabinet Ministers. If Council wishes a brief prepared, Council may wish to direct the City Engineer and the Director of Finance to prepare such a brief for Council CONSIDERATION."

The City Manager submits the above report of the City Engineer and the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 553

MANAGER'S REPORT

April 1, 1977

TO: Vancouver City Council

SUBJECT: Collection of By-Law Fines - Additional Staff

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

"History

On May 4, 1976, City Council was informed that effective July 1, 1976, the Provincial Government would no longer accept responsibility for the collection of fines for by-law infractions arising out of the issuance of tickets. The Province would continue to collect and submit to the City fines levied by the courts for by-law infractions.

City Council was also advised of the administrative problems in setting up a collection office on such short term notice. As a result, the following recommendation was submitted and approved by Council:

- '(a) The Attorney-General should be approached to advance the effective date as it seems that the City could not have an effective collection system in operation by that time or, at least, negotiate some basis on which the action could be deferred.

(Amended by Council to include an effective date of January 1, 1977.)'

City representatives met with Provincial Court administrative officers on June 25, 1976 and agreed to the following:

- (1) the City would provide collection service for parking meter infractions, effective August 16, 1976, when the City Engineer proposes to implement the program;
- (2) the City would provide collection service for by-law infraction tickets issued by the Police Department (lane parking, hydrant parking, etc.) effective September 30, 1976;
- (3) there would be no charge by the Provincial Government for their services during the transitional period;
- (4) the City would be reviewing proposals over the next six months of issuing some type of ticket for other by-law infractions such as pound, health, fire, etc., to assist in the relief of minor items in the court system.

The above extensions were agreed to by the Province on the understanding that the City would continue, without delay, towards the dates of August 16 and September 30, 1976. Subsequent delays by both the Province and City have resulted in the September 30 date for police tickets being delayed.

Vancouver City Council at its meeting of July 13, 1976 approved the formation of a By-Law Fines Collection Branch which commenced operation on September 14/76. The staff level approved in the report was for the collection of fines assessed under the Meter By-Law. In regard to other fines, the following resolution was approved by Council at that time:

'The Director of Finance report back to the City Manager on any additional staff that may be required for the assumption of all by-law infraction collections on September 30, 1976.'

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This report deals with the recommendation noted above and is submitted in the following format:

- A. By-Law Infractions - Police Department
- B. Additional Staff
  - 1. Statistics
  - 2. Staff Requirements
  - 3. Ramifications of Lower Level of Staffing
- C. Equipment and Supplies
- D. Budget
- E. Recommendations

#### A. By-Law Infractions - Police Department

In compliance with the Provincial Government's directive, the issuing of the new Notices of Parking Violations will take effect April 12, 1977. These violations will be issued by the City Police Department under the Street and Traffic By-Law. The responsibility of collecting the fines rests with the Finance Department's By-Law Fines Collection Branch. In addition, the Branch will handle and submit violators' complaints to the Police Department, follow up on overdue accounts with notices, and submit non-payments to the Provincial Courts. This is done by means of laying Informations and subsequent issuing of Summonses. The preparation of Informations and Summonses will now also be performed by the By-Law Fines Collection Branch.

Some overlapping of duties in processing Parking Meter violations and Parking offences is anticipated. It will not be possible, however, to completely amalgamate the two by-laws into one system. Separate systems and controls will have to be maintained, because each by-law is enforced by separate authorities -

- (a) Meter By-Law - City Engineer
- (b) Streets and Traffic By-Law - Vancouver City Police

#### B. Additional Staffing

##### 1. Statistics

The following statistics indicate the volume of Parking Meter violations and other Parking violations issued over the last fourteen months. It reflects also the drastic increase since the inception of the Meter program in mid-September.

	<u>Meter Violations</u> (Engineer)		<u>Parking Violations</u> (Police)	
	<u>No. of Tickets Issued</u>	<u>Revenue</u>	<u>No. of Tickets Issued</u>	<u>Revenue</u>
January 1976	2,755	\$13,775	7,173	\$53,880
February	4,599	22,995	8,881	43,461
March	3,927	19,635	6,084	62,165
April	2,481	12,405	5,533	51,660
May	2,504	12,520	6,129	48,905
June	2,177	10,885	8,361	64,758
July	3,123	15,615	5,442	50,455
August	1,510	7,550	4,038	46,204
September	8,913	44,565	8,601	60,732
October	21,280	47,572	9,338	66,754
November	20,262	62,667	8,358	72,454
December	16,763	69,821	7,928	69,241
January 1977	16,594	61,365	6,925	69,091
February	14,964	57,512	8,410	73,200

... 3



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Based on the above information, during the year 1977, the following volume can be expected in each of the two categories:

	<u>Meter Violations</u>		<u>Parking Violations</u>	
	<u>No. of Tickets Issued</u>	<u>Revenue</u>	<u>No. of Tickets Issued</u>	<u>Revenue</u>
For the year 1977	194,600	\$696,000	98,000	\$540,000

<u>Present Staff</u> (Excluding Supervisor)		<u>Proposed Additional Staff</u>	
	<u>Annual Salary</u>		<u>Annual Salary</u>
1 Cashier	\$11,340	1 Cashier	\$11,340
3 Clerks	30,132	2 Clerks	20,088
3 Clerk Typists	27,252	3	31,428
<u>7</u>	<u>\$68,724</u>		
		Temporary Help (5 mos.)	8,500
		<u>3</u>	<u>\$39,928</u>

## 2. Staff Requirements

The takeover of collecting other Parking fines on April 12, 1977 will require additional clerical staff. The system itself is basically a manual system and at the outset will require more clerical staff than may be needed with the adoption of a more sophisticated computer system. The utilization of the computer will be investigated over the next five months, when there are better indications of the volumes and problems involved and when specific computer applications can be identified. The present indications are that if we continue on a manual system, then two to three additional typist positions will be required. For the present, an allowance of \$8,500 for temporary help is required pending review of the computer application.

At this time, the following additional staff is required:

### Cashier (1 position)

This position will process all meter and other parking fines received by mail, as well as act as relief for the existing cashier serving the public.

### Clerks (2 positions)

One clerical position will work with the mail processing, e.g., opening and sorting incoming mail and pulling of fines received in the mail.

One clerical position will be a corresponding position to the existing meter offence control clerk. The responsibilities will include the daily update of files for issued tickets, serving the public at the counter, and processing and submitting complaints to the Police Department.

### Temporary Help (5 months)

The use of temporary help on an as required basis will be to match Title Search Replies to Notices, prepare and mail Final Notices on overdue tickets, type Informations and Summonses for processing by the Provincial Courts.

### 3. Ramifications of Lower Level of Staffing

The success of the system will depend on having adequate staff available to process the issued tickets as expediently as possible. An inadequate staff level will result in backlog of processing and delay of proper follow-up with notices. Informations must be laid within six months from the time tickets are issued, or the charges cannot legally be enforced. This will result in direct loss of revenue otherwise available to the City. The enforcement of the by-law will be undermined if it becomes known that large numbers of fines are not being proceeded with. Inadequate enforcement will drastically reduce the percentage of collection, placing an even greater strain on the follow-up system.

### C. Equipment and Supplies

To accommodate the staff, the following equipment is needed:

#### Equipment

3 desks and chairs	\$1,275
1 calculator, table and filing cabinet	1,635
rental of typewriters (5 mos.)	500
	<u>\$3,410</u>

#### Supplies

	1977	Annual
Office supplies and stationery	\$ 2,500	\$ 3,000
Forms	4,000	5,500
Envelopes	1,000	1,200
Postage	3,750	5,000
	<u>\$11,250</u>	<u>\$14,700</u>

### D. Budget

#### Operating and Maintenance

	1977 Apr. 12, 1977	Annual
Staff Salaries: 1 Cashier	\$ 8,505	\$11,340
2 Clerks	15,066	20,088
Temporary Help	8,500	
3	<u>\$32,071</u>	<u>\$31,428</u>
Temporary Help (Vacation Relief)	\$ 1,000	\$ 1,500
Overtime	200	350
Fringe Benefits	4,170	4,085
Office Supplies and Services	11,250	15,000
Total Operating & Maintenance	<u>\$48,691</u>	<u>\$52,363</u>
New Equipment	3,410	
TOTAL	<u>\$52,101</u>	<u>\$52,363</u>

### E. Recommendations

In order to provide the collection service for the new Parking Violation program, the Director of Finance recommends that -

1. The following positions be created in the Finance Department's Revenue & Treasury Division, By-Law Fines Collection Branch, subject to classifications by the Director of Personnel Services

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Annual Salary

1 Cashier	\$11,340
2 Clerks	20,088
<u>3</u>	<u>\$31,428</u>

2. The 1977 Budget estimated at \$48,691 for the operating period April 12, 1977 to December 31, 1977 and an amount of \$3,410 for new equipment be approved and provided in the 1977 Revenue Budget.
3. The Director of Finance report back to Council by August 31, 1977 on the overall staffing and operation of the By-Law Fines Collection Branch."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

The Vancouver Municipal and Regional Employees' Union has received a copy of this report.

FOR COUNCIL ACTION SEE PAGE(S) 563

April 1, 1977

TO: Vancouver City Council

SUBJECT: Shaughnessy Hospital Rezoning

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of April 1, 1977, has submitted a report on the above subject. In summary he states:

## "PROPOSAL

The British Columbia Medical Centre (B.C.M.C.) has submitted an application to rezone the Shaughnessy Hospital site to CD-1 in order to expand the existing Shaughnessy Hospital with the construction of the following five new facilities:

1. A 200-bed Children's Hospital (to replace the Children's Hospital located on the south side of West 59th between Columbia and Manitoba Streets).
2. A 90-bed Obstetrics facility (replacing Grace Hospital).
3. A 150-bed Extended Care facility to replace an equivalent number of beds in the existing Shaughnessy Hospital.
4. A Logistics Centre (Co-ordination) to serve all the facilities on the site.
5. A Provincial Laboratory which is to replace the existing facility at 10th and Laurel.

With the exception of the Red Cross Lodge, all the existing buildings on the Shaughnessy site are expected to be retained. New development is expected to increase the total floor area of the Shaughnessy Hospital's from 587,000 sq.ft. to 1,145,000 sq.ft.

## IMPACTS

The Shaughnessy expansion proposal is expected to have a number of impacts on the surrounding area and the city as a whole. Among the more important are the following:

1. Visual: The expansion proposal will increase the floor space ratio on the Shaughnessy site from 0.2917 to 0.5689. Site coverage will be increased from 8% to 19% and off-street parking spaces from 650 spaces to 1400 spaces. None of the proposed structures will exceed the height of the existing main building which is 5 storeys. The new Children's Hospital and new Grace Hospital are proposed to be 2 storeys in height. The new Extended Care unit is to be 3 storeys, the Provincial Laboratory is to be 4 storeys and the Logistics Building is to be 1 storey.
2. Traffic/Parking: Person trips to the Shaughnessy site are expected to increase from 1,750 per day to 4,720. This will result in an increase in traffic volume on neighbouring streets and an increased demand for parking on the Shaughnessy site. The City Engineer estimates an additional 360 auto trips during peak hours and a number of other traffic problems which will require improvements to the street system and to the traffic signalization system near the Shaughnessy site. The City Engineer also estimates that 1400 parking spaces will be required on site.
3. Office Space Demand: There is a potential demand for 40,000 sq.ft. to 75,000 sq.ft. of medical office space near the Shaughnessy site. There may be some development pressure to accommodate this demand.
4. Residential Demand: There is likely to be some pressure for multi-family residential zoning or conversion of existing single-family dwellings into suites in order to meet the expected demand for staff housing near the site.
5. Visitor Accommodation: Due to the expectation that 25% of the patients in the Obstetric and Pediatric units are likely to be from outside Vancouver, there may be some demand for hotel facilities near the site.
6. Impact on Other Medical Facilities: Development of the Shaughnessy Hospital is likely to result in substantial reductions in or closures of other medical facilities in Vancouver. Redevelopment proposals for the sites occupied by

these facilities may result.

#### RECOMMENDATIONS

1. The City Engineer recommends the following should the rezoning to (CD-1) Comprehensive Development District be approved:
  - (a) B. C. Medical Centre provide 1,400 parking spaces on the Shaughnessy site. These spaces should be conveniently located to the buildings and must have ready access from each entrance via an internal driveway system;
  - (b) Vehicular access to the site be limited to four points, i.e. Oak Street, 28th Avenue near Laurel, Heather Street at 29th Avenue, and Heather Street near 31st Avenue;
  - (c) B. C. Medical Centre pay the full cost of a left turn bay on Oak Street and installation of a pedestrian/vehicular signal to provide access to the site, including dedication of necessary lands;
  - (d) The City Engineer carry out a study of Devonshire Crescent to ascertain the best treatment of the street end at Oak Street, in order to prevent traffic filtration in the residential area;
  - (e) B. C. Hydro Transit Authority be requested to examine all possible means of improving transit service to the site;
  - (f) B. C. Medical Centre pay any costs attributable to expansion of the hospital for the upgrading of general transportation facilities in the area over the next five to ten years;
  - (g) All costs to provide utility services including sewer, water, Hydro, telephone and gas be borne by B.C.M.C., arrangements to be satisfactory to the City Engineer;
  - (h) Utility easements to the satisfaction of the Director of Legal Services and City Engineer are to be provided by B.C.M.C. at no cost to the City, if required.
2. The Director of Planning recommends that the application to rezone to (CD-1) Comprehensive Development District be approved and the CD-1 By-law restrict the form of development as follows:
  - A. Uses: Hospital  
Customary Ancillary Facilities such as:
    1. Medical Laboratory
    2. Dietary and Kitchen
    3. Central Stores
    4. Laundry
    5. Off-Street Parking and Loading
  - B. Floor Space Ratio: The Floor Space Ratio of all buildings shall not exceed 0.6.  
  
 In computing the floor space ratio, the floor area of all buildings shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building).  
  
 In addition to the above, parking structures may be permitted, such parking structures not to exceed a floor space ratio of 0.4.  
  
 In computing the floor space ratio, the floor area of all parking structures shall include the total floor area of all the floors of all parking structures on the site (measured to the extreme outer limits of the parking structure).
  - C. Height: (a) The height of the buildings shall not exceed two storeys nor 35 feet, measured from the average finished grade surrounding the building, for that area of the site within the following:
    - (i) An easterly distance of 358 feet measured from the property line abutting Oak Street;

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- (ii) A southerly distance of 200 feet measured from the property line abutting West 28th Avenue;
- (iii) A westerly distance of 50 feet measured from the property line abutting Heather Street;
- (iv) A northerly distance of 140 feet measured from the property line abutting West 32nd Avenue.
- (b) The height of the building shall not exceed five storeys nor 60 feet, measured from the average finished grade surrounding the building, for that area of the site encompassed by the areas defined in Section C(a) above.

D. Off-Street Parking: A minimum 1,400 off-street parking spaces shall be provided in accordance with Section 12 of Zoning and Development By-law No. 3575.

And Subject to the Following:

1. Each stage of development first require a development permit with approval of the Director of Planning, after advice from the Urban Design Panel and relevant City officials, with special attention being given to the height, location, exterior finishes, off-street parking, off-street loading, vehicular and pedestrian circulation, landscaping and treatment of open portions of the site.
2. That the Hospital buildings on the site be principally for the following uses:
  - (a) Shaughnessy Hospital containing 408 acute care beds and 491 rehabilitation, intermediate and extended care beds with right of priority use of 870 beds for veterans.
  - (b) A 200-bed acute care pediatric hospital.
  - (c) A 90-bed acute care obstetrics hospital.
3. All points of vehicular ingress and egress to the site be first approved by the City Engineer and the Director of Planning, but in no case shall vehicular access be permitted from West 32nd Avenue.
4. B.C.M.C. to give Council a letter or undertaking that if at any time, after a report from the City Engineer and the Director of Planning, the 1,400 required off-street parking spaces are found to be inadequate, B.C.M.C. will provide the necessary off-street parking spaces to eliminate the deficiency."

The City Manager RECOMMENDS that the recommendations of the City Engineer and the Director of Planning be received and the matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 553 & 554

# DISTRIBUTED MONDAY

600 0300

April 4, 1977

E

## MANAGER'S REPORT

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Dedication of City-Owned Property for Highway  
Purposes - N/S Georgia St. between Chilco  
and Gilford Streets

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The Supervisor of Properties reports as follows:

"The City owns land on the north side of Georgia Street between Chilco and Gilford Streets legally described as Lots 8 - 13, Block 64, D.L. 185, Plan 92.

In a report to Council in January 1976, the City Engineer advised that a twelve foot widening strip on the north side of Georgia Street in this area is necessary to deal with traffic conditions. The twelve feet have been dedicated from the block to the east and is required from each of the above lots.

On March 6, 1962, City Council set a policy whereby City-owned lands required for any particular public project are sold to the Department or Board at market value. This was to insure that in considering sites for public projects, full consideration is given to alternative sites in relation to their highest and best use. This policy was amended on April 19, 1966 with respect to portions of City-owned land required for highway purposes at which time it was resolved that where the City Engineer requires portions of City-owned property for street purposes, the amount to be charged against his account would be the difference (as established by the Supervisor of Properties) in market value of the land before and after the dedication of the portion required for highway purposes.

Prior to the City acquiring the above lots in 1973, the City had obtained from the owner an option to purchase the south 12 feet for the sum of \$1.00 for street widening purposes. This option was not exercised prior to the City obtaining title. Accordingly, the Supervisor of Properties is of the opinion that in this instance the cost of the widening strip to the City Engineer should be as set out in the original option, that is \$1.00.

It is therefore recommended that the widening strip be sold to the City Engineer for the sum of \$1.00 and that the plan prepared by Irvine Jones, Land Surveyor, showing the dedication of the 12 foot strips for road purposes and the consolidation of the balance of the lots into one parcel be signed on behalf of the City of Vancouver and deposited in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554

PART REPORT TO COUNCIL

H

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

March 31, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 31, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman  
Alderman Brown  
Alderman Gerard  
Alderman Gibson  
Alderman Marzari

ABSENT: Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION1. 1977 Basic Capital Budgets

The Committee considered a Manager's report dated March 22, 1977 (copy circulated) wherein the City Engineer and Director of Finance reported on the 1977 Basic Capital Budgets based on the 1977-81 Five-Year Plan for a number of Engineering Programs approved by the electors on November 17, 1976, and the 1977 portion of the 1976-80 Five-Year Plan for Sewers and Waterworks approved in principle by Council on September 16, 1975 (does not require voter approval).

Following discussion it was

RECOMMENDED

- A. THAT 1977 Basic Capital Budgets as listed in the attached table and totalling \$15,087,327 be approved, subject to specific items being advanced for later approval as noted in the Project Detail.
- B. THAT borrowing authority be approved for the 1977 Sewers and Waterworks programs, totalling \$8,134,000.
- C. THAT funds for 1977 Basic Capital from 1977 revenue budget be approved as follows:

Streets	\$1,000,000	
Land Purchase Fund	\$1,000,000	
Communications	207,800	(included in 1977 Supplementary Capital Budget)
	<u>\$2,207,800.</u>	

FOR COUNCIL ACTION SEE PAGE(S) 554